

**130 Judds Creek Road, Judbury, Tas 7109**



**House For Sale**

Thursday, 4 July 2024

130 Judds Creek Road, Judbury, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 10 m2**

**Type: House**



Nick Bond

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Haylee Abbott

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## Best Offer Over \$695,000

Located in the rural village of Judbury, is where you will find this energy efficient solar passive three bedroom, two bathroom home that is perfectly positioned to capture the stunning views of Tasmania's South West World heritage area featuring the snow capped Snowy and Weld ranges in the distance and Judds Bluff and Rimons Hill in the foreground. With low impact sustainable living at the heart of this home's design the owners have incorporated many features. The property oozes country lifestyle, situated on 25 acres of pasture and native bushland the property features a solid double brick construction, double glazed Tas Oak windows, fully insulated walls, flooring and ceiling and an open fireplace. The practically designed open plan dining and kitchen space offers a slow combustion stove with wet back assisting energy efficient hot water heating and cooking, stone bench tops, a walk-in pantry providing ample storage and opens out to the living spaces, both overlooking stunning views and the surrounding land. The owners have used several items from around Tasmania and have repurposed when building including beams from the IXL building in Hobart, Lintels that were part of an old Bruny Island Jetty and the slow combustion stove is complemented by 2 wood fires, one open and one closed. All three bedrooms are a comfortable size with the valley views continuing throughout. The main bedroom and second bedroom are fitted with built-ins and the main bedroom has the inclusion of an ensuite. The main bathroom is complete with a separate shower, claw foot bath and toilet. Outside, the property features north facing eaves constructed to allow full sun in winter and shading in summer. Under the house is a lockup workshop, a small fire lockup and a recently completed large deck. There is also a machinery shed, a chook pen and a small hot house and some of the garden is netted. There are two accesses to the property, one by the reserved road off Judds Creek Road and the other through a right of way through the southern adjoining property. There are 15KW solar panels connected at the property and 34,000 liters water tank capacity is available. There is also a spring fed dam where the water feeds to the garden and the toilet. The land is fully fenced and is perfect for goats and chickens, making it easy for you to maintain the grass. Other features include an alarm system and under house storage. The land offers approximately 1 Hectare of pasture land and the balance of the lot is open north facing forest with light undergrowth and a great supply of onsite firewood is offered by the peppermint gums on the drier north facing banks. Located in the quiet suburb of Judbury which sits alongside the tranquil Huon River, you are a short 15 minute drive from Huonville and 45 minute drive from Hobart. Judbury also offers many bush and horse tracks, playground for the children, town hall, cricket oval and is the home of an ever-growing popular local produce market. Don't hesitate to contact us to book a private inspection, seek a virtual tour or we look forward to seeing you at one of our open homes. Rates \$2,100 approx pa