

**584 Leslie Road, Leslie Vale, TAS, 7054**

**Raine&Horne.**

**House For Sale**

Wednesday, 14 August 2024

584 Leslie Road, Leslie Vale, TAS, 7054

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**



Susan Kay

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## Country Home - Modern Living

This stylishly presented country cottage in popular Leslievale offers the opportunity of a country lifestyle with the comforts of modern living.

Spread over two floors the home has a unique charm with a surprisingly spacious interior layout.

The front door to the home opens into an attractive entry foyer with doors on either side leading into the living areas with a staircase giving access up to the first floor.

To the left of the entrance is the everyday open-plan living room featuring casual lounge, dining and kitchen.

This area has plenty of space for both dining and lounge suites and the modern country cottage ambience is enhanced by the large windows and feature timber ceiling.

The attractive kitchen is the heart of this home with plenty of storage including a pantry, as well as generously proportioned bench-top work surfaces.

The island bench has an integrated breakfast bar and the modern fitted appliances include a gas cooktop, separate electric oven, rangehood and dishwasher.

This lovely open-plan room has attractive laminated floor coverings with the bonus being the sliding glass doors leading out onto an impressively large, semi-enclosed alfresco complete with hot tub.

This area is a wonderful addition to an already beautiful home and is perfect both for entertaining or casual meals.

A short passageway leads from the kitchen past the laundry and a separate toilet to the formal living area.

Fully carpeted, this room has a lovely ambience created by the timber ceiling, large windows and fireplace with wood stove.

Upstairs there is an unexpected "wow" factor created by the four beautifully finished bedrooms, the main with built-in robe as well as en-suite with toilet, shower and vanity.

Two of the other bedrooms have built-in robes whilst the fourth smaller room has fitted cupboards.

All four bedrooms are bright and airy and have lovely views over the grounds of the property to the surrounding hills with the front bedrooms enjoying the view of Sleeping Beauty.

The attractive family bathroom is also on this floor and has a bath with overhead shower, vanity and toilet.

The home has a large split air-conditioning system with two wall mounted cassettes in the downstairs living areas and a fully ducted system servicing the upper level.

The home is set on 5 acres of flat land, most of which could be considered lawn due to the diligent management of the current owner.

One of the joys of living here is the abundant wildlife with the local echidnas often seen waddling and digging around the property while the birdlife provides a backdrop of song and entertaining behaviour.

The property has some woodland and planting beds, and a dam captures usable amounts of water making the property

self-sufficient when it comes to garden management.

Outbuildings are in the form of a two vehicle steel garage plus an adjoining two vehicle carport.

Leslievale is a very convenient location making properties highly sought after with many locals enjoying the active outdoor lifestyle that this region offers.

Walking tracks and horse riding trails are in abundance and are all within an easy commuting distance approximately a 15 minute drive from Hobart making this property the perfect retreat from a busy city work life.

Kingston with its shopping centres, schools, sporting facilities and beach is only a quick 6 - 7 minute drive away and school buses service the area.