

# 70 Snowy View Heights, Huonville, Tas 7109

## House For Sale

Tuesday, 2 July 2024



70 Snowy View Heights, Huonville, Tas 7109

Bedrooms: 3

Bathrooms: 3

Parkings: 11

Area: 1 m2

Type: House



Nick Bond  
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## Best Offer Over \$1,195,000

This beautiful architecturally designed contemporary home is situated on 1.33ha of land, and has so much on offer. As you arrive, you are immediately taken away by the modern and stylish look of the home and its surroundings. Welcomed by Modwood decking that showcases the wonderful entertaining area and leads you into the heart of the home. The architect has excelled in capturing the stunning views of the distant Snowy and Weld Mountain Ranges, Adamsons Peak and the surrounding Valley through the expansive double glazed windows and sliding doors that grant you access out onto the balcony, where there are glass balustrades with stainless steel capping to maximise those views from both inside and out. Every window in the home frames a unique view toward the mountains, native bushland and established growing gardens. The main living zone benefits from a northerly aspect filling the home with natural light and sunshine. One of the great features of the home is the timber ply ceiling that seamlessly integrates from outside to inside with LED downlights. The glass above all windows and doors through the living area, gives a feeling of a much larger living space, combined with the bifold door on the north eastern side of the home that opens up to the courtyard, where there is a built-in gas barbecue and outdoor kitchen with beautiful stone and feature lighting along the retaining walls around the decking, offering a great low maintenance exterior. The kitchen is complete with stone bench tops, and quality appliances including a Smeg oven, gas cooktop and Bosch dishwasher. The island bench is fitted with a double sink and doubles as a breakfast, plus there is a large walk-in pantry just around the corner for ease of access. This space truly is the heart of the home, positioned between the two living areas, it is open and airy and provides ample space for hosting the family while still being able to enjoy their company. The master bedroom captures the stunning views from corner glass windows and is complete with a walk-in robe and ensuite. The other two bedrooms both are fitted with built-in robes, the second bedroom has been designed with its own hallway which you can close off from the living area, and make a second suite by combining the main bathroom, toilet and bedroom into this space. Attention to detail was paramount, and throughout the home, you can't help but notice the quality and thoughtfulness not only in the design and build, but in the quality fit out as well. Thermal efficiency was a priority throughout the design process and as a result, the home is insulated in the floor, walls and ceiling and fitted with double glazed windows. In addition to this, the home features a 7.5kw solar system, 2 reverse cycle air conditioners and a wood heater, assuring comfort all year round. The impressive 9x16 colourbond shed which is complete with a concrete slab, power and a studio, provides plenty of both parking and storage, with a high bay for off-road caravans or a large runabout. The studio itself incorporates two separate rooms, including a kitchenette and bathroom, making this ideal for creative members of the home or an office if you were to run a business from home or work from home. Plus there is the opportunity to seek additional council approvals to allow for further accommodation. There is also ample water supply from an 110,000 litre water tank onsite, plus there is an additional fire safety tank and a dam. Continuing outside, the land offers tall timber trees to the back of the property and are an added advantage for your supply of firewood for winter. Plus there is an enclosed veggie garden for those who enjoy growing their own fresh produce. Three of the four boundaries are fully fenced, with the north boundary lined with Blackwoods which have been planted for added privacy. To finish off the outside of the property to the highest standard, a fresh bitumen sealed driveway has been completed, allowing ease of access for all vehicles, including trailers, caravans and boats. This beautiful home has many unique features that are on trend right now and will make you question whether building is even worthwhile when everything here is just about perfect and ready for you to put your own stamp on the exterior and enjoy everything this modern sunny elevated property has to offer. Near the end of a quiet no through road, Snowy View Heights is just on the fringe of the Huonville Township, offering small acreage lots adjoining large bushland at the rear and creating a quiet and peaceful location close to the town of Huonville and around half an hour into the city of Hobart. Please take the time to watch the video on this website, engage with the floorplan and please don't hesitate to call or email today for a private inspection or come along to our upcoming open home. Rates \$3,100 approx pa