

**314 Sheffield Rd, South Spreyton, TAS, 7310**



**Acreage Semi-rural For Sale**

Thursday, 28 November 2024

314 Sheffield Rd, South Spreyton, TAS, 7310

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Acreage Semi-rural**



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## Tranquil Family Oasis with Modern Comforts on an Acre!

Set on a generous 4,193 m<sup>2</sup> (approx.) block, this beautifully maintained has been thoughtfully updated to offer modern comforts while retaining its charm. Conveniently located only approximately 15 minutes from the Devonport CBD, the home provides the perfect blend of tranquillity and accessibility.

The expansive grounds feature stunning manicured gardens with a mix of established deciduous trees, hedges, and fruit-bearing lemon and lime trees, creating a serene and private setting. A fully fenced pond adds an extra touch of tranquillity, making the outdoor spaces both functional and picturesque.

The beautifully presented home offers four spacious bedrooms, all with built-in robes, including a master suite at the front of the house with a walk-in robe and an ensuite featuring a walk-in shower, vanity, and toilet. The interior has been freshly painted throughout, and new carpet enhances the lounge, adding warmth and comfort. The main bathroom includes a shower, vanity, and toilet, with two-way access to the large, practical laundry.

The heart of the home is the updated kitchen, showcasing 2Pak painted joinery, granite benchtops, Neff induction hot plates, oven and convection oven, and a warming draw. Not forgetting the Miele BBQ grill, Fisher & Paykel dishwasher, soft-close joinery, a stainless steel rangehood, and a corner pantry. The dining area, with updated vinyl flooring and electric blinds, flows into the family room warmed by a Maxiheat wood heater. The lounge area with a Daikin heat pump offers flexibility for family living. In fact, there is an abundance of space for the whole family with three spacious family rooms and a lounge room.

Outdoor entertaining is a breeze with a fully enclosed entertainment room and an additional large space perfect for an office or extra storage. A separate 7x4m (approx.) fully lined studio with an adjoining single carport makes for an ideal teenager's retreat or creative workspace. The property also includes a triple garage (one electric door, two manual), a newly concreted driveway, and a storage shed for garden equipment.

Additional features such as double-glazed tinted cedar windows, LED lighting, Daikin ducted heating throughout, stunning leadlight windows, a home theatre system, two hot water cylinders, two 20,000L (approx.) water tanks, and a freshly painted roof and deck with insulation ensure this home is both comfortable and practical. Built in 1988, this well-maintained property blends modern upgrades with a timeless charm, making it the perfect family home or private retreat.

Contact the listing agent Leigh Jordan today for further information!

One Agency Collins has systems and procedures in place to verify the accuracy of the information provided, however, clients should rely on their own enquiries.