

# 106 Billing Road, West Kentish, Tas 7306

## House For Sale

Wednesday, 24 April 2024

106 Billing Road, West Kentish, Tas 7306

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 3 m2**

**Type: House**



Wendy Squibb

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## **\$1,200,000 to \$1,250,000**

Nestled in the rolling hills of West Kentish with stunning Mount Roland as a backdrop, this picture-perfect property is magnificent in every sense of the word and has endless opportunities. Beautifully extended and updated, there is an opportunity for a larger family, a business opportunity with Air bnb or perhaps a joint family venture. The attention to detail is fabulous and the views and surroundings will captivate you from the moment you step on this gorgeous property. The main residence... Renovated and updated from top to bottom, this home is light, bright and lovely. Vaulted ceilings make for a spacious living area that opens onto a gorgeous verandah that runs the full length of the front of the home. The kitchen, a chef's dream, is spacious with all the bells and whistles you would expect, loads of storage, quality Belling appliances, a huge walk-in pantry and all this is open plan with the large living and dining room. The main bathroom, another stunning room has floor to ceiling tiling and a gorgeous feature tiles. There is a deep tub, dual shower, double vanity and toilet. Choose your own master suite as there are three spacious bedrooms, one with an ensuite, two with French doors opening up onto the verandah and all with new built-in robes. Painted throughout in bright white, this home feels not only stylish but also homely, and as an added bonus the home has been fully rewired, has new heating and is clad in James Hardie 'no maintenance' cladding. The cottage... almost brand new and the perfect add on. This two bedroom 'granny flat' provides so many options to the property, for extended family visits, an income, or even a farm stay option. Beautifully designed and with all the same style and layout of the home. Quality through and through and sitting separate to the house but joined by a double carport the 'Cottage' has an open plan living area, a gorgeous kitchen, complete with all the appliances and quality of the house and this again has access to a lovely verandah running the full length along the front with access via French doors. This area is also fully fenced and gated with its own water supply and parking. The cottage is being sold fully furnished, with all the pots & pans, crockery, manchester etc... so you can start renting right from day one. The sheds... a new triple garage approximately 6m x 9m will absolutely delight you, and this is set back from the house. This is fully powered with three higher than standard remote doors. There is also an older two bay machinery shed for extra storage, and for the house there is the double carport. And now to the land... the property is divided up into several paddocks and currently used for 2-3 horses. Water is plentiful with 2 spring fed dams, one of which is shared. There are 3 water tanks with a capacity of approx. 80,000 litres of water. There is also a small tank off the shed. The water system is well designed, utilised and thought out for the whole property with access to troughs and gardens. For the fruit lover there is a mini orchard with peaches, fig, cherries, olives and lemons. This is a true lifestyle property with the capacity to enjoy on your own or share with others, you will love the beautiful gardens and the extensive bird life this property attracts. When you are here, you will not want to leave. Facilities are close by, being approx. 11kms to the beautiful historic township of Sheffield, a true farming community. There are wonderful facilities with a large doctors surgery, chemists, various supermarkets and a huge array of cafes and speciality shops. Let's not forget that the Sheffield community comes alive each year with the very famous 'Mural Fest'. There is so much I could tell you about this magnificent property... but seeing is believing so I invite you along to view this wonderful home by private inspection. So Please phone the listing agent Wendy Squibb, as I would be delighted to share this lovely property with you.

Disclaimer: While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.