

**122 Waggs Gully Rd, Ranelagh, TAS, 7109**



**House For Sale**

Monday, 28 October 2024

122 Waggs Gully Rd, Ranelagh, TAS, 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## Serene Country Home!

Welcome to 122 Waggs Gully Road, a peaceful retreat nestled on a quiet no-through road just outside the charming township of Ranelagh, in Tasmania's picturesque Huon Valley. This country-style homestead boasts breathtaking views of your own pastures and surrounding forested hills, offering a serene escape.

The home features three spacious bedrooms and two bathrooms, with stunning views from every window. Recently refreshed with a fresh coat of paint and new plush wool-blend carpets, it combines comfort and elegance.

The light-filled, open-plan living, dining, and kitchen area downstairs creates a warm and inviting atmosphere. The kitchen, with its beautiful Huon Pine benchtops and new dishwasher, is an entertainer's delight. Also on the ground floor is a generous bedroom with built-in robes, a bathroom that doubles as a laundry, and a separate toilet.

Upstairs, you'll find two additional bedrooms, including the master with a brand-new ensuite complete with a walk-in shower, vanity, and toilet. The loft-style design, featuring charming rooflines and dormer windows, adds a cozy yet spacious feel.

Stay comfortable all year round with the wood heater for chilly nights and a newly installed reverse-cycle air conditioner. Step outside from the ground floor onto the deck, a perfect spot to unwind, take in the mountain views and relax after a long day.

The property spans just under 9 acres (3.612 hectares), mostly lush native forest with just under two acres of cleared land, making maintenance easy. The fenced pasture, with a gate leading down to the gently flowing creek, provides a wonderful space to explore. Discover walking tracks on your own land, which offer a scenic 40-minute loop to the top boundary.

A newly constructed 12m x 7m colorbond shed with power, plus a nearby container for extra storage or tools, provides ample space for all your equipment. There's additional storage under the house, and the well-established gardens are filled with beautiful flowers and shrubs. A veggie garden is already in place, but there's plenty of room to add your own personal touch, whether that's planting fruit trees, expanding the veggie patch, or building a chicken coop.

Located less than 10 minutes from the Huon Valley's main hub, where you'll find all your shops and services, and just 30 minutes from Hobart, this property offers the perfect balance of seclusion and convenience.

All the hard work has been done—simply move in and enjoy! Contact us for more information or to arrange a private inspection.

Rates \$2,100 approx pa.