

**34 Cross Road, Nicholls Rivulet, TAS, 7112**



**House For Sale**

Friday, 15 November 2024

34 Cross Road, Nicholls Rivulet, TAS, 7112

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 10**

**Type: House**

## Private Oasis, Close to Cygnet

This impressive property sits within 88 acres of stunning landscape and is positioned privately while enjoying amazing amounts of sun throughout the day. It captures stunning, elevated views into the distant hillsides and sits just 10 minutes from the Cygnet township. The gorgeous home was constructed in 2012 using materials and techniques that were well before its time. It's clad in mini orb, which gives it a unique, modern look, but also remains incredibly low maintenance. Hand-crafted features, such as the Tasmanian Oak benchtops and open shelving, bring a charming warmth to the spacious, open-plan kitchen and dining area. Here, you'll benefit from the quality appliances, the abundance of storage, and the tranquil outlook over your own land. The clever positioning of the double sided fireplace has created a small sitting area off the dining, as well as a more formal lounge room, large enough for the whole family. The rendered chimney that surrounds the wood heater helps maintain the warmth through thermal mass, and the hot water can also be heated via this, keeping your running costs low. Solar hot water also aides with this.

There are 3 spacious bedrooms, each with built-in storage, calming views, and access to the front verandah. The master enjoys the western end of the home and provides a walk-in robe and ensuite.

In addition to the double garage, which is under the main roof and allows you covered entry inside, there is a substantial shed that spans over 178 square meters.

This impressive shed is large enough for whatever projects your imagination can conjure and it provides 3 phase power, loft storage, and the beginnings of what can become a kitchen, bathroom and break room – making it perfect for an office.

The 88 acres has been lovingly kept as native bushland and is a haven for local fauna and birdlife. You could easily establish lovely walks to the top of the block and there are two dams within the property as well.

This is a very unique offering in the Huon Valley and it's an opportunity you don't want to miss, not only is Cygnet just moments away, but Hobart is well under an hour and there are fabulous schools, shops and services nearby.

Phone or email for further information and to schedule your appointment to view.

### Disclaimer:

The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries to determine whether or not the information is, in fact accurate.