

**38 Conlans Road, Huonville, TAS, 7109**



**House For Sale**

Friday, 15 November 2024

38 Conlans Road, Huonville, TAS, 7109

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 10**

**Type: House**



Danielle Daniell

## Picturesque Family Home on 3.67 Acres

Team Daniell is thrilled to introduce to the market a property that truly defines a lifestyle of rural charm and tranquillity with all the conveniences of modern living. Welcome to 38 Conlans Road, Huonville - an idyllic 3.67 acre retreat tucked away in a peaceful setting, offering privacy, nature, and a home with all the amenities you could desire.

At the heart of this unique property is a spacious 4 bedroom, 1 bathroom home designed to maximize comfort and provide plenty of room for relaxation and entertaining. This residence is complemented by two large sheds with power, ideal for a wide range of uses, from additional storage and workspace to hobby or project areas. The property boasts both mains and solar power connectivity, ensuring an eco friendly, efficient energy setup that keeps the home comfortable year round.

Stepping out from the back of the home, you'll find a substantial entertaining deck that offers ample room for gatherings with family and friends. The deck's elevated position allows you to take in the views of the surrounding greenery while also enjoying easy access to other property features, including the crown jewel of the backyard: a beautiful dam complete with its own pontoon. This scenic water feature provides a sense of serenity and becomes an inviting spot to sit back, unwind, and enjoy the peaceful, natural surroundings. It's a distinctive addition that is sure to captivate the attention of guests and be the focal point of countless gatherings and celebrations.

Wandering through the property, you'll discover lush, established gardens brimming with native plants and trees. These beautiful gardens create an environment that feels like a private retreat and provide ample opportunity for those who enjoy outdoor activities or have a green thumb. There is a small aviary located on the property as well, catering to bird enthusiasts who may wish to enjoy the company of feathered friends.

Fruit and vegetable lovers will appreciate the extensive variety of plants on the property. Among the numerous fruit trees are raspberry, cherry, pear, apple (several varieties), and apricot trees. These offer an abundance of fresh produce throughout the growing seasons, ideal for those looking to enjoy a sustainable, garden to table lifestyle. In addition to the fruit trees, there's an irrigated vegetable patch that draws water from the dam, ensuring a lush and thriving garden space even during warmer months. Whether you're an avid gardener or someone seeking a self sustaining lifestyle, this feature is a perfect addition to the home.

Inside, the home is designed to offer a balance of comfort and functionality. For heating and cooling, the home is equipped with 2 Daikin reverse cycle air conditioning units, ensuring comfort in both summer and winter. Additionally, a Diamond inbuilt wood heater provides a cozy ambiance and is perfect for those chilly winter days, allowing the home to stay warm while adding a touch of classic charm. These heating options create a welcoming atmosphere, ensuring that you and your guests feel comfortable throughout the year.

The kitchen is thoughtfully appointed and includes a range of modern amenities. With an Electrolux dishwasher, a stainless steel range hood, and a Westinghouse upright cooker, this kitchen is well equipped for cooking and meal preparation. A skylight above the kitchen brings in natural light, enhancing the open and inviting atmosphere of the space. The kitchen flows seamlessly into the dining area, which is open plan and connects to the lounge area, creating a perfect layout for entertaining or family gatherings.

Bedrooms one and two offer a delightful mix of storage and aesthetic appeal. Both rooms are fitted with Tasmanian Oak built in wardrobes, providing ample storage space while also bringing a touch of natural beauty into the rooms. Floor to ceiling windows in these bedrooms allow for stunning views of the garden, bringing the outdoors in and making the rooms feel spacious and light filled. The garden views provide a peaceful backdrop, creating a serene setting to wake up to each morning.

The lounge area is not only spacious but also well positioned to offer easy access to the front verandah. With garden views visible from this room, it becomes a cozy space to relax and take in the surroundings. The open plan design of the

dining and lounge area creates an inviting and versatile space that can be used for quiet evenings at home or entertaining guests. The home's bathroom is both functional and luxurious, featuring a shower over the bath, a double basin vanity, heat lamps for added comfort, and a skylight that brings in ample natural light, enhancing the warmth and ambiance of the space.

For connectivity, this property is equipped with NBN, ensuring that you're never far from work, social media, or entertainment options. Excellent phone reception adds to the convenience, making it easy to stay connected with family, friends, or work colleagues even in this rural setting.

The two large sheds on the property provide additional storage or workspace options and are equipped with power, making them highly functional spaces for those who may need room for tools, machinery, or recreational equipment.

Whether you're a growing family, a couple looking for a tranquil retreat, or someone with a passion for gardening and sustainable living, 38 Conlans Road offers the rare opportunity to own a piece of paradise with an abundance of natural beauty and practical amenities. From the beautiful gardens and abundant fruit trees to the scenic dam and welcoming interior, this property is a unique find in the Huonville area, perfect for those seeking a peaceful lifestyle without sacrificing modern comforts.

With its spacious 3.67 acres, complete with mature gardens, a functional and well-appointed home, and ample storage, this property is the ideal rural escape that still keeps you well connected. If you're ready to embrace a lifestyle of comfort, nature, and convenience, 38 Conlans Road is waiting for you to call it home. Enquire today to book in your private viewing!

“Do it with the Daniells”

Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.