

**4302 Huon Highway, Port Huon, TAS, 7116**



**House For Sale**

Wednesday, 18 December 2024

**4302 Huon Highway, Port Huon, TAS, 7116**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Charming Home with Stunning River Views and Self-Sufficient Living

Situated across from the picturesque Huon River, this delightful 1960s character home is perfectly positioned on the property to offer breathtaking water and valley views, while providing ample space for a self-sufficient lifestyle. Once the bustling main port for ships, Shipwrights Point now enjoys a serene atmosphere, with tranquil waters holding a small fleet of yachts.

Large picture windows adorn the living areas, framing the lush, year-round gardens and captivating water views, creating the ideal setting for relaxation. A generous, sun-soaked entertaining area extends from the living spaces, offering a perfect spot to watch your gardens thrive. This area seamlessly integrates with the rest of the home, providing practicality and enjoyment, perfect for year-round family gatherings. The kitchen features solid Tassie oak cupboards and generous storage, while a cosy combustion heater adds warmth and ambiance on cooler evenings. The spacious living area is strategically positioned to maximize the stunning views, making it the perfect spot to unwind at day's end. The adjacent covered sundeck provides additional outdoor living space, ideal for entertaining or enjoying the peaceful surroundings.

The home offers four bedrooms, including a master with water views and built-in storage. A rear bedroom, located near the second bathroom, would make an excellent guest stay. The spacious family bathroom is centrally located and exudes a country charm, including a spa, double vanity and timber finishes.

This property boasts a range of eco-friendly features designed to reduce your energy costs and environmental footprint. It is equipped with a 6.5 kW solar system, helping to lower your energy bills. While the property is connected to town water, it also includes a water tank for added sustainability. For your convenience, gas is available for both cooking and heating. Additionally, a wood heater offers a cosy and efficient source of warmth, perfect for creating a charming atmosphere on cooler days.

The property also includes 2x garages, 1 is powered, the other has a mezzanine floor and both offer secure parking, workspace or storage. There is a separate garden shed for your tools plus an additional potting shed. A conservatory will further support the lush gardens or provide a peaceful retreat.

The well-organized vegetable patch, productive fruit trees, and abundant berries will delight garden enthusiasts. A hidden shade area with a fish pond and tree swing creates the perfect spot for relaxing on warm afternoons. The property is fully fenced, including the paddock, which could accommodate small grazing animals or chickens.

For additional guests, a caravan at the back of the property offers a charming place to stay overnight. The home also includes a flexible space currently used as a quiet snug, providing a peaceful retreat or the perfect spot for reading.

Located just a short walk from a boat ramp, marina, and park, and only five minutes from Geeveston Township, the property offers the ideal blend of peaceful rural living with convenience. With Huonville close by for all your daily needs, and only a scenic 40-minute drive to Hobart, this delightful lifestyle property is ready for you to explore and make it your own today.

Note: There is also available, a mooring which is located directly out the front of the home along with a 10 metre yacht, please enquire within.

### Disclaimer:

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