

**50 Judds Hill Road, Geeveston, TAS, 7116**



**House For Sale**

Friday, 15 November 2024

50 Judds Hill Road, Geeveston, TAS, 7116

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 8**

**Type: House**

## Energy-Efficient Retreat with Views

Embrace sustainable living in this charming 1-bedroom retreat, nestled on a picturesque 2.88-hectare property with stunning mountain views. Built in 2012, this home is thoughtfully designed for energy efficiency, insulated with double glazed windows taking full advantage of its north-facing aspect to capture natural light and warmth year-round along with an open fireplace and reverse cycle air-conditioner. The open-plan layout enhances a sense of spaciousness, with sleek, durable concrete flooring that lends a contemporary yet low-maintenance appeal.

Step inside to find a warm and inviting living area that seamlessly integrates with the dining and kitchen spaces, perfect for relaxed daily living or entertaining friends. The well-appointed bedroom offers comfort and privacy, making it an ideal retreat at the end of the day. Beyond the main living space, a double garage/workshop provides convenience, while a separate insulated office space with double glazed windows located in the shed offers a quiet, adaptable workspace.

Outside, the property shines with features that add both charm and functionality. A small dam sits nearby, enhancing the rural appeal and providing additional options for water use. The expansive grounds are mostly a blank canvas and also offers remnants of a previous orchard for those with a green thumb or anyone looking to embrace a hobby farm lifestyle.

Located just a short walk from the town centre, 50 Judds Hill Road offers easy access to Geeveston's shops, services, and local community. Enjoy popular cafes, restaurants, and the town's rich arts and crafts scene, along with access to fresh local produce and excellent outdoor activities such as hiking and bushwalking. Hartz Mountains is a half hour drive away, located on the edge of the UNESCO World Heritage listed wilderness area of the SW National Park.

Just 20 minutes from Huonville and less than an hour from Hobart, this property combines the best of rural living with convenient access to larger towns and services. This property is a true haven for those who appreciate eco-friendly living, natural beauty, and modern comfort, offering the perfect balance of rural peace and contemporary convenience.

Please join us at one of our upcoming Open Homes, or reach out to book a private inspection. I look forward to hearing from you.

Rates \$1,300 approx pa.