



## 239 Dowlings Road, HUONVILLE, TAS 7109

Stunning lifestyle acreage with horticultural potential and breathtaking views

Discover the ultimate lifestyle and horticultural opportunity in the heart of the Huon Valley, where expansive views of kunanyi / Mount Wellington stretch across 24 hectares of peaceful, productive land. This stunningly renovated home, crafted from Tasmanian Oak and celery top pine, is a rare offering combining comfort, versatility, and natural beauty.

**TYPE:** Sold

**INTERNET ID:** R24434688

**SALE DETAILS**

**Offers over \$1,450,000**

Accessed via both Dowlings Road and Paradise Road, the property has been thoughtfully developed with a focus on self-sufficiency, sustainability, and future potential. Approximately one-third of the land is cleared and fully fenced, ideal for horticulture or small-scale farming, and features three dams, reticulated watering, and an established orchard with 40+ fruit trees and raised vegetable beds. The remaining two-thirds of the property is native bush, providing privacy, habitat, and the potential for conservation or low-impact recreational use.

At the heart of the home is a light-filled open-plan kitchen and living area with soaring ceilings, floor-to-ceiling double-glazed windows, and a cosy wood heater. The kitchen includes dual ovens, a butler's pantry with meat safe, generous timber benches, and abundant storage. Overlooking the living space is a versatile mezzanine level, ideal as a home office or retreat.

The master suite enjoys panoramic views, a walk-in robe, and an ensuite with a double shower. A guest wing provides the option of a second master suite, while three further bedrooms with built-in robes ensure space for the whole family. Upgrades include ducted air conditioning in the bedroom wing, new wool carpets, and comprehensive insulation throughout.

Outdoor living is exceptional, with an expansive deck, multiple patios and courtyards, and landscaped gardens. Two workshops with power and water (reconnection required), a 3-car garage/workshop, and a spacious mudroom with lockers and ceiling-mounted clothes airers add impressive functionality.

Additional features include a 13.5kW solar array with net annual energy gain, upgraded mains power ready for future outbuildings (STCA), and a well-designed driveway and parking area.

Offering the perfect balance of lifestyle, privacy, and productive potential, this extraordinary property is a rare opportunity to secure a peaceful rural haven in a highly sought-after Huon Valley location.

- Land Area 24.19 hectares
- Building Area: 475.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 4
- 3 car garage

#### CONTACT DETAILS

**Elders Hobart**  
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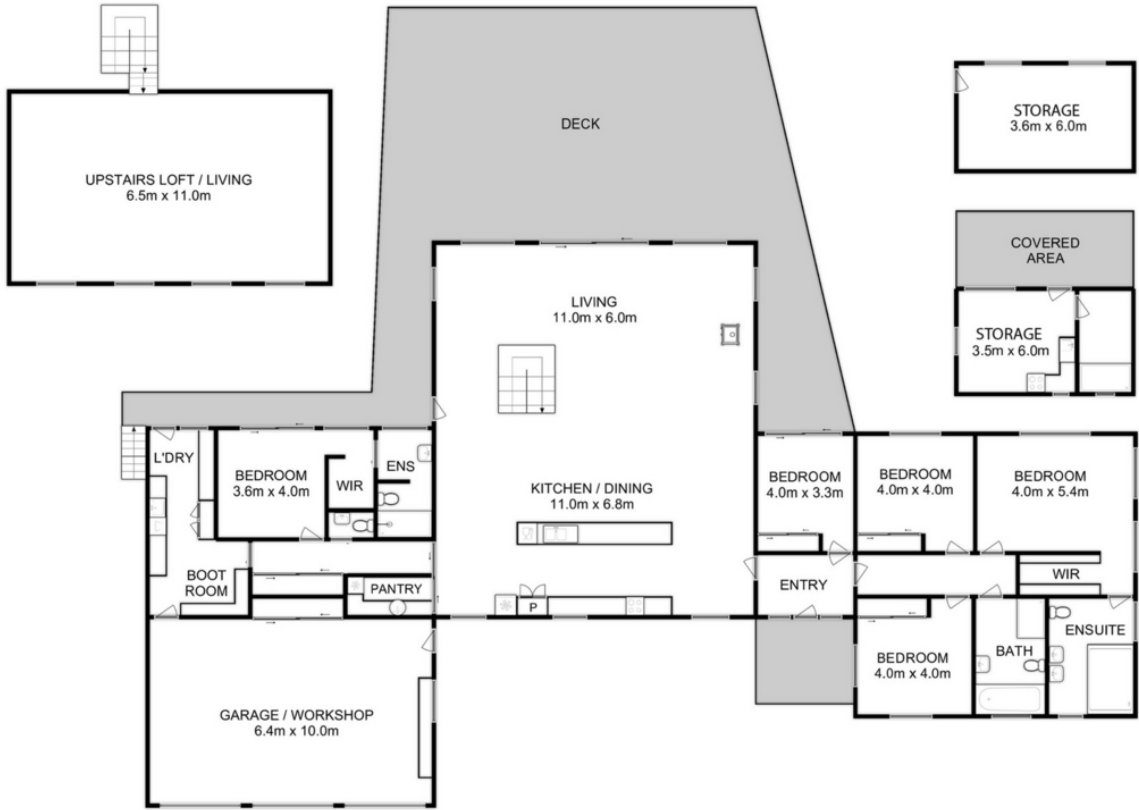
**Warren Lashmar**  
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Total Approx. Floor Area : 475 sqm  
 Total Approx. Outbuilding Area : 46 sqm

All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
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