



3 Hedley Street, SCOTTSDALE, TAS 7260

Period Elegance, Present Day Excellence

Enduring, engaging Federation era charm combines with complete modern comfort to define this beautifully preserved c1910 home in a Scottsdale setting of exceptional appeal. The balance of period details, inviting dimensions and an ideal allotment measuring a generous 797m2 approx. ensures this exceptional address answers every question with a resounding 'yes'!

TYPE: For Sale

INTERNET ID: R24722414

SALE DETAILS

\$499,000 to \$539,000

Its classic weatherboard facade creates a memorable first impression, accompanied by the front garden's spectacular show of lavender and everlasting daisies, while the rich heritage and welcoming mood of high period ceilings, a fretwork feature in the hall, polished timber floors, intricate fret-work, and leadlight windows complement the inside story.

Spaces that offer instant enjoyment include inviting formal living and dining rooms, a separate sun-room retreat and a modern kitchen equipped with premium quality stainless steel appliances, integrated rangehood and dish-washer, ample cabinetry, designer splash-backs and superb stone surfaces.

Four bedrooms, featuring two on the floor-plan's lower level which are ideal for teenagers, guests or as a work from home zone. The second two bedrooms are served in style by a central bathroom where modern fittings and fixtures are accompanied by a fabulous solid timber vanity.

The presence of four original fire-places, the constant comfort provided by an efficient heat pump and the working wood fire, and the convenience of a powder room further enhance indoor spaces accompanied by the block's alluring alfresco area and gorgeous garden oasis.

Romantic French doors create an elegant link to sunny entertaining areas, establish landscaping, decked dimensions, paved proportions, a productive vegetable garden, the chicken coop and mature trees while ample car parking contributes significant additional appeal.

The garden is an utter delight, offering shade in the summer, autumn colours, serenity in the winter and bursts of vibrant spring colour from lilies, hydrangeas, camelias and both ornamental and fruit trees.

Under-house workshop and storage with separate access is perfect for DIY enthusiasts or for extra storage on an allotment offering glorious hillside and country views in a location zoned Mixed Use, just moments from shops, schools, recreation ground, and the dog park.

A home with heritage, a property with personality and possibilities!

Scottsdale is the Services Hub of the North East of Tasmania, located 62kms from Launceston and 34kms from Derby, home of the world-renowned mountain bike trails. Also located just 25kms from the beaches of Bridport and world class Barnbougle Dunes & Lost Farm golf courses.

- Land Area 797.00 square metres
- Building Area: 149.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 2
- Floorboards

CONTACT DETAILS

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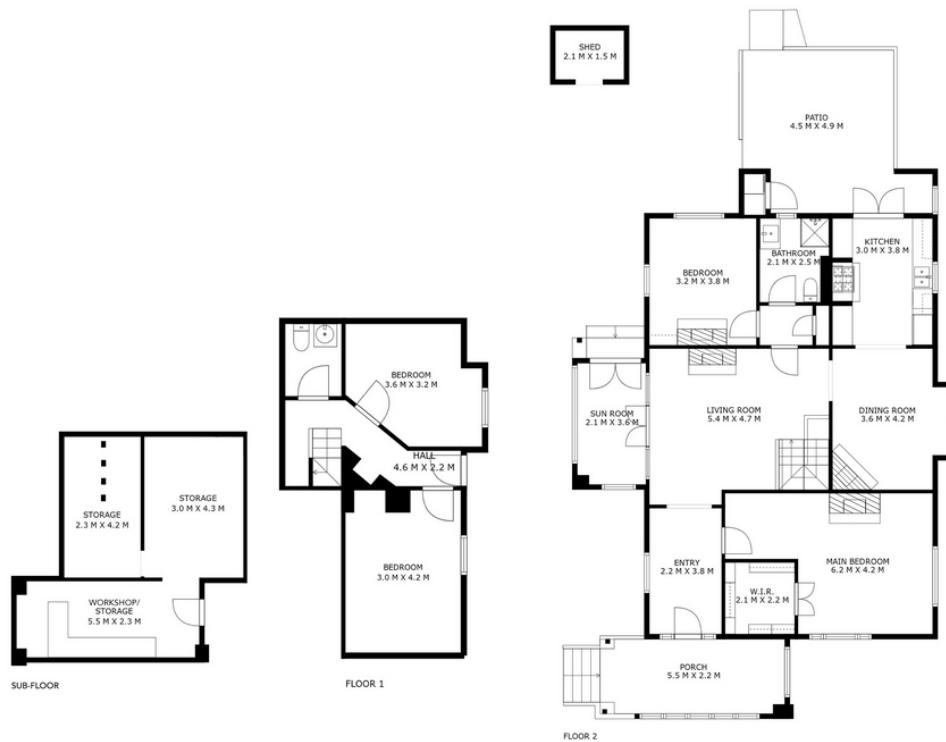
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Plan is not to scale. The floor plan is intended as a guide only. All information is indicative and approximate. All information is to be verified on site. The vendor and/or listing agent and provider of this floor plan are not responsible for any errors and/or omissions.

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