



32 Blanchard Road, GLEN HUON, TAS 7109

Stunning Valley vistas

Radiating charm and character, this timber featured residence spans two levels and offers a welcoming one bedroom layout. It includes a separate kitchen, bathroom and laundry, while the open plan living area flows seamlessly onto a north facing timber deck that captures all day sun. From here, the outlook stretches across an enchanting valley, with views that transform beautifully as the seasons change.

TYPE: For Sale

INTERNET ID: R24858517

SALE DETAILS

Offers over \$995,000

The home embraces an Austrian-inspired theme, reflected in its high ceilings, rich timber finishes and airy open plan design.

The second dwelling is equally captivating, showcasing striking timber features, high ceilings, its own kitchen and bathroom, and another inviting deck that takes full advantage of the stunning surrounding landscape. Currently classified as a 10a day-use studio, it offers the exciting potential subject to council approval to be converted into a fully self contained second residence, with a change of use.

The property also includes a charming timber garden shed and an enclosed fire pit area, ideal for relaxing with family and friends in peaceful surrounds. With its versatility, the property is perfectly suited to dual living arrangements or Airbnb accommodation.

Set on a 26 acre allotment that ranges from level to gently undulating terrain, the land is mostly pasture and includes a small dam. You can't have this stunning view without elevation, however. An abundance of native wildlife and birdlife adds to the natural wonder of the setting. Water is plentiful, supported by a garden irrigation licence, with an allowance of 1000 litres per day as well as tank water for both the residence and studio, complemented by an additional firefighting tank for extra peace of mind.

The cottage gardens are delightful, easy to maintain and enhance the overall charm of the property. Energy efficiency is another feature to the property with 18 solar panels feeding into the grid.

For those seeking a lifestyle change perhaps downsizing, slowing down or simply embracing tranquillity, nature and privacy this property offers an exceptional opportunity. Despite its peaceful ambience, it remains conveniently located just a 10 minute drive from Huonville's popular shopping precinct, with local shops, services and schools close at hand.

Please note: as there will be no open homes for this property, all viewings are strictly by appointment.

- Land Area 10.87 hectares
- Building Area: 85.00 square metres
- Bedrooms: 1
- Bathrooms: 2

CONTACT DETAILS

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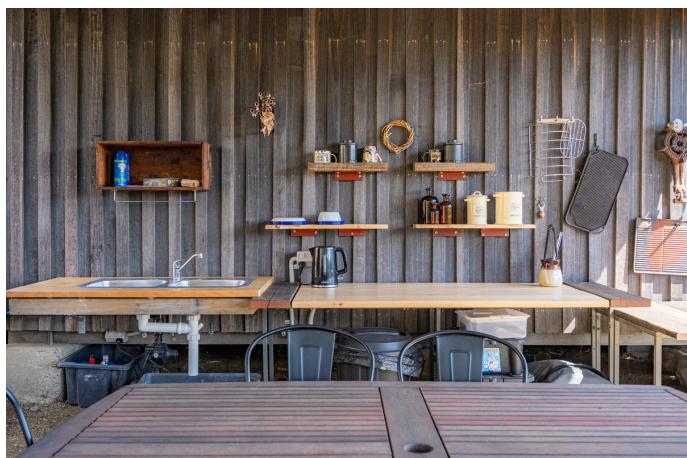
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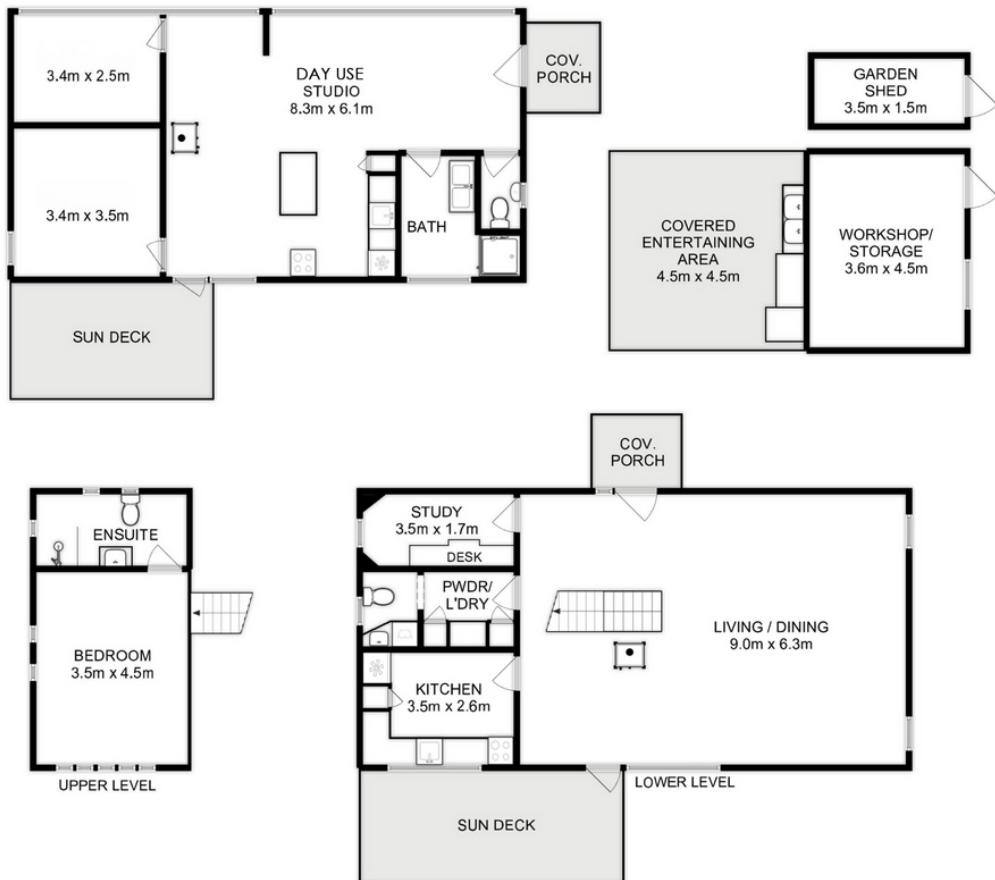
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Total Approx. House Area : 110 sqm
 Total Approx. Studio Area : 78 sqm
 Total Approx. Workshop Area : 17 sqm

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