



# FOR SALE

## WHERE RURAL LIVING MEETS CONVENIENCE...

Perfectly positioned to take full advantage of the picturesque valley views, is this low maintenance family brick home in this tightly held welcoming community of Honeywood. Located in a quiet cul-de-sac and bathed in all day sun, this lifestyle property being only 22 mins from the CBD provides the opportunity to retreat and relax with all the conveniences close by.

The home has such a warm and homely feel the moment you step inside and is certainly a hidden surprise and more than meets the eye. The entertaining deck is impressive and invites indoor/outdoor living.

Here are just some of the property features:

- Built in 2010 - town water
- Dining area has access to the deck
- Large living space - soft neutral palette throughout
- Comfortable open plan kitchen and dining
- Modern kitchen with those stunning valley views
- Good sized bedrooms with plenty of storage/built ins
- Family bathroom with separate shower and bath
- Expansive garage with 2 roller doors and entry door
- Horse arena, tack shed, paddock and all usable land
- Raised veggie garden beds, rainwater tanks
- Fully fenced block – safe for pets and children to play
- Immaculately presented – nothing to do but move in
- Truly a beautiful home and does not disappoint

All this set in a tranquil position on 1.11 hectares (approx.), which is perfect for the hobby farm enthusiasts.

Hobart is approximately 22 minutes' drive whilst the ever-developing suburb of Brighton; including a \$50 million high school, projected to be completed by 2025, medical facilities, supermarket and conveniences are within a few minutes' drive.

Properties of this calibre are getting harder to find this close to the CBD so don't delay and call Your Hobby Farm Specialist Racquel today!

3 BED | 1 BATH | 2 CAR

### PRICE:

Offers Over \$750,000

### OPEN FOR INSPECTION:

N/A

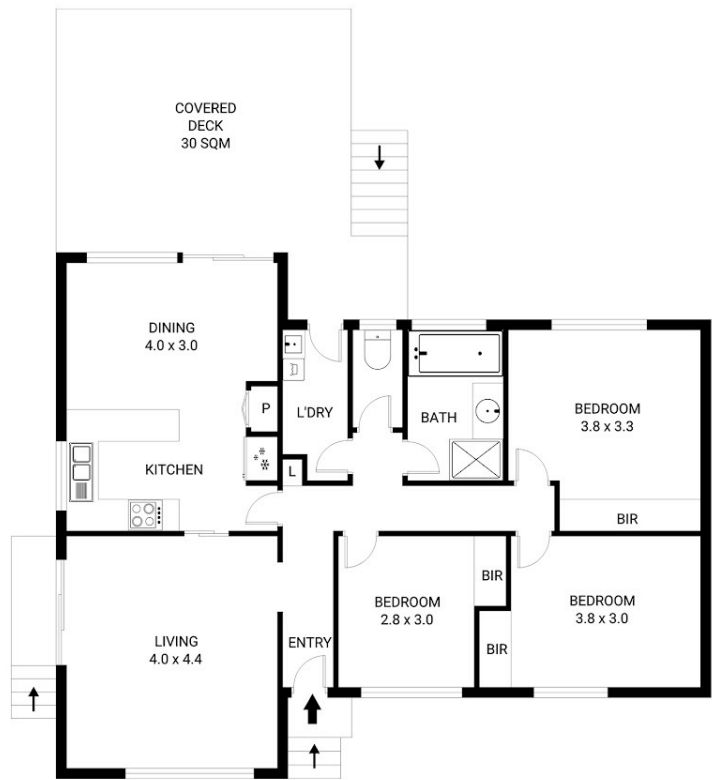
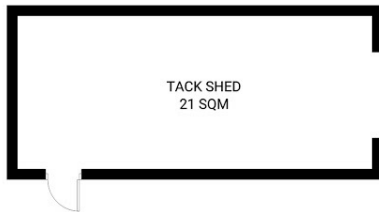
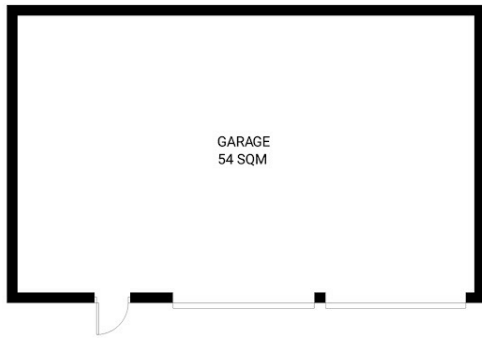


**Racquel Cleaver**

**0497864680**

[racquel@atrealty.com.au](mailto:racquel@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



71 Upton Drive, Honeywood

Total approx. floor area: 113m<sup>2</sup>

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

Real Estate Marketing by [nextcreative.com.au](http://nextcreative.com.au)

@realty

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.