



177 Main Street, Huonville

Huonville - Walk to Town Acreage with TWO Dwellings and Some SERIOUS Sheds

Ant's "Fluff-Free" Description...

Stay close to Huonville's shops, cafes and schools while living your best country life.

Set on 2.69 ha of lush, usable pasture with ponds, fruit trees and big skies, this property delivers the trifecta - main residence, self-contained cottage and a shed setup that'll make any tinkerer weak at the knees.

The Setting...

- Peace and privacy, yet an easy walk to the main street - coffee in town, sunset cuppa at home.
- Gently winding driveway opens to green paddocks, established gardens and a petite dam - instant rural calm.

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FOR SALE

Expressions of Interest

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Tennis-court sized concrete slab up top - resurface it for rallies, use it for pickleball, or park the van without sinking into the lawn.

The Main Home...

- Family friendly layout with 2 separate living zones and a stand-alone kitchen - noise control and cooking space both sorted.
- 3 generous bedrooms, all with built-ins - actual storage, not wishful thinking.
- Light-soaked master with a new double glazed picture window - wake to paddocks and mountain ranges, not your alarm.
- Front patio with sweeping views over the ponds to the hills - long-table lunches and quiet Friday knock-offs encouraged.
- Practical extras include a proper laundry and 2 reverse cycle units - year-round comfort without wrestling the woodpile.
- Double carport plus direct access to a separate office and workshop - work from home without living at work.

The Second Dwelling...

- Freestanding 2 bed cottage with open plan living, full bathroom and its own verandah and carport.
- Perfect for multigenerational living, guests, a teen retreat or income options - independence without isolation.
- Kept comfy by a reverse cycle unit - easy living for all seasons.

The Sheds - bring the boat, bikes and bold ideas...

- Over 400m² of shedding across multiple buildings - serious volume for serious hobbies.
- Former apple sheds with concrete floors and soaring timber beams - historic charm with practical grit.
- Separate garage, undercover storage bays, classic pickers hut and a chicken shed - eggs, tools and toys all have a home.
- Room for a proper workshop, car collection, creative studio or home business gear - choose your adventure.

Outside Living...

- Fruit trees, veggie spaces and fenced areas ready for hobby stock - your weekend farm without the two hour commute.
- Big lawns for backyard cricket, dogs and kids - or all three at once.
- Calm water features and birdlife around the ponds - nature does the heavy lifting on ambience.

Future Friendly Potential...

- Glass in the big patio to create a sunroom with a view - winter

warmth, summer shade.

- Expand into the carport footprint if you want more house later - the bones make it easy.
- Weather-sealed outbuilding between house and cottage is primed for relining - more utility without major earthworks.
- Convert the court slab to sport or play, or keep it as a rock-solid parking pad.

Who It Suits...

- Families wanting space without sacrificing convenience.
- Tradies, makers and collectors chasing storage that keeps up with their plans.
- Multigenerational households or anyone eyeing guest or rental options.
- Buyers who want acreage vibes with walk-to-town simplicity.

Bottom Line...

- Two dwellings, epic shedding and a lifestyle that is all paddocks by day and town convenience by night.
- Bring the family, bring the tools, bring the chooks - excuses can stay at the gate.

Onwards and upwards to your SERIOUS slice of Huonville paradise!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	DHJ1F
Property Type	House
House Size	224 m2
Land Area	26940 m2
Including	Air Conditioning
	Toilets (2)
	Tennis Court
	Courtyard
	Balcony
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Water Tank

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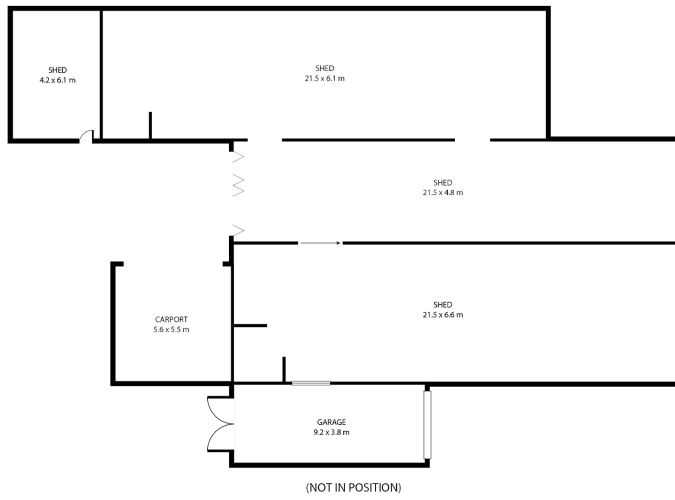
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177 Main Street, Huonville

House area: 168 sqm

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

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House Area: 168 sqm
 Granny Flat: 56 sqm
 Pickers Hut: 19 sqm
 Sheds: 522 sqm

