






85 Kohls Road, Pyengana

Character and Charm

Nestled in the heart of Pyengana, Tasmania, 85 Kohls Road feels like stepping into a story - one where the charm of yesteryear meets the comfort of today. This is more than just a home; it's a place that speaks to the soul, with its rich history woven into the very soil it stands on.

As you push open the French doors, you're greeted by a kitchen that's nothing short of breathtaking. Designed with heart and built with care, this space is the center of the home - a vast island bench invites conversations over coffee, endless storage keeps life organized, and the gas cooktop makes family dinners a breeze. With the garden in full view and the seamless flow to the outdoor entertaining area, it's easy to picture laughter spilling from the kitchen to the patio on warm summer evenings.

The home's hardwood floors tell their own story - a testament to craftsmanship that endures. Three cozy bedrooms, each with built-in robes, provide sanctuary, while the family bathroom is perfectly placed for convenience. And the lounge? Oh, the lounge! It's where life happens. Whether it's a crackling fire in the wood heater as you huddle up for a movie night, playful banter over board games, or cheering (and groaning) during the footy, this space wraps around you like a warm hug.

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FOR SALE

Offers over \$499,000

VIEW

By Appointment

AGENTS

Gayle MacDonald
0424 831 915
gmacdonald.sthelens@ljhooker.com.au

AGENCY

LJ Hooker St Helens
(03) 6376 2300

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 **LJ Hooker**

Outside, the magic truly unfolds. Almost an acre of flourishing gardens - fed by pure air and crystal-clear water - burst into a kaleidoscope of colors through the seasons, with maples, birches, elms, and ambers stealing the show. There's room to roam, room to breathe, and room for life: a flock of chickens, a couple of sheep, and the family dog chasing tails in the afternoon sun. It's the kind of place that strips away the noise and reconnects you with what really matters.

While the love poured into this 1974 gem has transformed it into a haven, there's still space for you to add your own touches, to make it truly yours. The finishing cosmetic touches are yours to dream up. And when the day is done, why not retreat to the ultimate pool room, tucked into the garage—a playful nod to good times and endless memories yet to be made.

This is where you'll rediscover the joy of simple living: waving to a neighbor over the fence, borrowing a cup of sugar, or pausing at the letterbox for a good old-fashioned chat. It's real, it's honest, and it's waiting for you.

Just 25 minutes from St Helens, 40 minutes to Derby, and only moments from the famous St Columba Falls, The Pub in the Paddock, and the Pyengana Cheese Factory, this home is the perfect blend of serenity and convenience.

Take a deep breath, listen to what your heart is telling you, and come see this beautiful piece of country life for yourself. Your future begins here.

MORE DETAILS

Property ID	PP4FN1
Property Type	House
Land Area	3895 m2
Including	Toilets (1)
	Courtyard
	Dishwasher
	Floorboards
	Secure Parking
	Fully Fenced
	Water Tank

Gayle MacDonald 0424 831 915

Property Consultant | gmacdonald.sthelens@ljhooker.com.au

LJ Hooker St Helens (03) 6376 2300

36 Cecilia Street, ST HELENS TAS 7216

sthelens.ljhooker.com.au | sthelens@ljhooker.com.au

