

1008 Wilmot Road, Kindred, Tas 7310



Sold House

Thursday, 21 December 2023

1008 Wilmot Road, Kindred, Tas 7310

Bedrooms: 4

Bathrooms: 2

Parkings: 9

Area: 23 m2

Type: House



Wendy Squibb

0417059924

\$981,427

What a pleasure it is to bring this magnificent hobby farm to market. Recently renovated and completely updated this property is both peaceful and perfect. Entering up a short driveway you are greeted with a magnificent old-world garden complete with an array of blooming tulips, roses, lilliums, daffodils and much more. Let's talk about the home... Beautifully renovated with exceptional quality this lovely home will suit the largest of families. The timber kitchen is spacious with plenty of storage with new appliances and new benchtops. The open plan living room is light, bright and sunny with gorgeous timber features throughout including the raked timber ceilings that bring a feeling of spaciousness to the home. Heating is beautifully taken care of with a new Eureka wood heater and central to the living area is a magnificent 'Esse' combustion stove, the perfect option to bringing the family together for a Sunday night roast. There are 3 spacious bedrooms and a 4th bedroom that is currently used as an office. The main bathroom has had a 'spruce up' and there is a separate shower room, and 2 separate toilets. Internal updated include the following:

- Double glazed windows in the lounge, dining, kitchen and front entry
- New carpet throughout
- Gorgeous new sheer drapes throughout
- Fully painted interior (and exterior)
- New ceiling fans in the lounge, dining and 4 bedrooms
- Fabulous new laundry with loads of storage
- 2 new toilets and new tapware in the main bathroom
- New storeroom & entertainment area with second wood heater

Now let's talk about the sheds... Storage is perfectly taken care of with the following outdoor sheds:

- Brand new 3 bay implement shed approx. 9m deep and 18m wide
- Large shed approx. 12m x 6m with 2 roller doors, office and storage space - this has been fully rewired with a new switchboard and has a new generator for power back up
- Large single carport attached to the above shed
- Original old open front shed (was once stables)
- 20 ft container - which is staying at the property

Let's talk about the water on the property... The owners have put considerable thought into accessing water on this magnificent property, which includes the following:

- 2 large dams with gravity fed pipes to the house yard & troughs
- 2 original 5000-gallon tanks with a new pump - used for house
- 2 brand new 11,250 litre water tanks
- 1 x 5000 gallon tank on top of the hill - filled from the dams (new pump)

The owners can also pump out of the river for stock and domestic use. Let's talk about the land... 58 acres of land with the property being approx. 50% cleared and 50% timber. The owners have broken the property up into the following paddocks:

- The home paddock - this is fully refenced with waratah wire fencing with all corner strainers concreted into the ground. This section of the property is wallaby proof
- The sheep paddock - this is approx. 10 acres, again newly fenced and gated, with an option to move the sheep onto different paddocks for feed
- The small bottom paddock - again newly fenced and gated and used for sheep
- The top paddock - this massive area is over 15 acres of luscious green land
- The dam and timber paddocks - loads of trees have been felled ready for the new owner to split, you will never run out of fire wood or the option to sell fire wood
- The ravine section - this part is right at the rear of the property and not really accessible - there is an easement here for access to the power lines

Other upgrades to the house and land...

- 6.6 KW of free standing solar
- New 350 litre hot water cylinder utilised by the 'Esse' stove and the solar panels
- Refurbished and newly painted house roof
- New guttering and gutter guard
- 4 new water filters
- Heavy duty cables for the solar - so if needed the new owner can add more solar panels
- 2 outdoor power points
- Updated house switch board and mostly rewired throughout
- Fabulous green house with raised garden beds
- 4 garden beds, two in old cement troughs and 2 in old laundry troughs
- 1 new water trough in the sheep paddocks (2 existing troughs)
- Satellite internet with booster
- New gravel driveway and large gravel area complete with new drainage around the house

This property is literally exceptional in every way and congratulations must go to the current owners on the magnificent job that have undertaken to bring this brilliant property back to life. So please pick up the phone and call the listing agent Wendy Squibb for more information or come along to one of our upcoming open homes, we will be delighted to show you around this magnificent property.

Disclaimer: While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.