

**1045 Woodbridge Hill Road, Gardners Bay, Tas 7112**



## House For Sale

Wednesday, 21 February 2024

1045 Woodbridge Hill Road, Gardners Bay, Tas 7112

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 9 m2**

**Type: House**



Amber Leighton

## Offers Over \$825,000

This beautiful, two bedroom, Celery Top Pine and straw bale home in Gardners Bay is a perfect example of solar passive design. It sits within 23 acres of land and offers stunning views of the water as well as the peaks of the Hartz Ranges. This unique home was constructed with a deep concrete foundation which draws in the heat throughout the day and uses that stored warmth to keep you comfortable throughout the evening. For those of you who appreciate the ambiance of a wood fire, rest assured, a freestanding Morso wood heater has been installed as well. The home was designed with open plan living, kitchen, and dining areas that are enrobed by the highest quality double glazed windows, these windows capture the views and allow the sun to create a beautiful light, open space inside. Gas cooking and a walk in pantry are features of the kitchen, as is the repurposed dining table that now acts as an island bench. The two bedrooms and bathroom are found off the hall and there is a spacious laundry that has been used as a home office in the past. The expansive deck wraps around two sides of the exterior and offers an ideal setting in which to entertain throughout the warmer months. The 23.2 acres of gently sloping land is an ideal combination of fenced pastures and pristine native bush with a dam positioned perfectly to gravity-feed irrigation if you wish. Just away from the house is a large double garage with a workshop, and there is wood storage found alongside that. This property is ideal for those looking to begin their self-sufficiency journey – the land is divine and ready for you to begin planting. The area is highly sought after and just five minutes from Cygnet. Phone or email for further information and to schedule your appointment to view. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries to determine whether or not the information is, in fact accurate.