

18 Watkins Road, Tods Corner, Tas 7030



Sold House

Thursday, 5 October 2023

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Bedrooms: 4

Bathrooms: 1

Area: 4995 m2

Type: House



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\$465,000

Beautifully positioned on a private ridgeline, with uninterrupted views of 'Yingina' or 'Great Lake' through mature native forests, views that sweep across the sheltered cove of Tod's Corner and out to Gin Point, this quality and exceptional offering is of the highest quality. This is no 'shack'. This architecturally designed and tradesman-built home is the ultimate in Tasmania's 'Lakes Lifestyle' experience and gives an astute purchaser the opportunity to truly enjoy everything the region has to offer in style and comfort. Presenting 4 bedrooms, all with built ins, the Master has exterior access to the spacious wrap around deck. Features include the sensibly designed bathroom, with dual access to the WC that has a hand basin, large utilities room/ laundry, storage, and good all weather entry point at the rear of the home. The living, dining and kitchen area runs the full length of the building and is perfectly framed and warmed by an exquisite stone open fireplace. There is an additional radiant freestanding wood fire centrally positioned to quickly warm the entire space. The galley style kitchen is very functional, so the cooks can keep connection with the room. The elevated front deck is a standout; large and dry, and providing that perfect connection between cosy inside living and secure, sheltered external 'lazy' spaces. The views are beautiful, there is even a lockable area for the all-important 'Tinny' underneath the covered deck. The principal construction is durable Cedar is laid over tons of insulation, in the ceiling, walls and under floor. The cedar sits on a Stone 'Skirt'. The stonework at this property is a showstopper. It gives the feeling and flavour of a true alpine style retreat. The stonework extends into the bush garden in the form of 'Swales' that provide visual texture and practical seating and are perfectly complimented by the outdoor firepit entertaining area. The builder continued his good work by constructing a purpose-built woodshed and implement shed. The home is serviced by two large water tanks, and waste is effectively managed by a dual-purpose septic. With mains power electricity, everything is low maintenance and easy care. Tod's Corner would have to be one of the tightest held areas in the Central Highlands; almost nothing ever comes to the market here. This is not just an opportunity; this is a once in a generation chance to secure one of the best offerings in the Great Lakes area. I will be showing this property on selected dates, my team will also offer live walk throughs at these times. In the first instance, I am more than happy to discuss in detail this wonderful property by phone.