

# 1823 Cygnet Coast Road, Cradoc, Tas 7109



## House For Sale

Thursday, 21 March 2024

1823 Cygnet Coast Road, Cradoc, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Amber Leighton

## Offers Over \$995,000

Privately positioned behind a stand of bird-attracting natives, this impressive property is a hidden oasis. It enjoys over six acres of land, that stretches right to the edge of the Huon River and offers a tranquil place to retreat to at the end of your day. Gorgeous, unique features, such as the polished concrete flooring and generous use of glass are consistent throughout the house and help to create a warm and inviting space. The kitchen, living, and dining areas are semi-open plan; this clever design has offered each space an intimate feel, without sacrificing the light or the views entering each area. The kitchen is absolutely delightful and ideal for those who love to cook and entertain. There is a large, central workspace with a solid timber benchtop, that doubles as a breakfast bar, and there is plenty of storage, as well as stone benches, and quality appliances. The master bedroom is very spacious and provides a recently renovated ensuite, a walk in wardrobe, and additional closet space. Views of the river can be enjoyed from here, as well as the charming outlook over the gardens. Two additional bedrooms, each offering built-in robes are found near the family bathroom, which is a bespoke space that is home to the claw foot tub and walk-in shower. A fourth bedroom or home office sits at the other end of the house and offers its own private access. A large laundry and utility room fills the space between the kitchen and office area and provides built-in storage and worlds of potential. It's perfect to use as an overflow pantry or can be used in conjunction with the study area, creating a small second living option. The double garage, with automatic doors, provides covered entry via this space and is large enough to incorporate a workshop. Outside is just as impressive as the home itself - thoughtfully positioned plantings have created a park-like feel and there are many spots in which to entertain and admire the views of the Huon. A lovely dam sits at the bottom of the garden and can be used to help water if needed, it's currently a favoured spot for the visiting wildlife and native frogs. In addition to the cleared pastures and more structured gardening around the house, particular attention has been given to the native grasses and eucalypt stands. Traditional land care practices have been part of the ongoing care here, which sees the property thriving. This exceptional property sits just five minutes from the Cygnet township, an area that is celebrated for its paddock-to-people mindset and offers a variety of culinary experiences, award-winning vineyards, and a strong, connected community. It's also just 45 minutes from Hobart, making it ideal for those who prefer to commute for work and play. Phone or email for further information, and to schedule your private 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.