

**300 Llantwit Road, Woodbridge, TAS, 7162**



**Sold House**

Thursday, 6 July 2023

300 Llantwit Road, Woodbridge, TAS, 7162

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Eddie Hoogenhout

## Private, end of the road Oasis

If you have been dreaming of a peaceful place to call home that has complete privacy but is still close to everything, then 300 Llantwit Road, Woodbridge is for you. Designed by a Tasmanian Architect inspired by the layout of Canadian mountain lodges, this northeast facing four-bedroom home is set amongst 26 acres of temperate rainforest. With stunning water views overlooking Bruny Island and Cape Raoul on the Tasman peninsula.

Due to a change in circumstances the current owners will be relocating interstate, so the property is priced for a quick sale. Be it a family home, holiday home, investment or semi-rural lifestyle property, the possibilities are endless with the ideal location and features of this property

Mother nature provides many beautiful gifts to this special 'end of the road' oasis. Wake each morning to an incredible orange and red sky as the sun rises over the water and end the day with a sky of pastel hues and birds coming into nest. This self-managed property will give you time on your weekends to do as you please. The pademelons and wallabies 'mow' the native grass clearing around the house and the forest takes care of itself.

Entry to the home is from the middle floor which presents a spacious open plan kitchen, dining and living area that leads onto the deck and beautiful views of the water and surrounding greenery. The generously sized kitchen has ample bench space, a Bosch dishwasher and solid blackwood timber cabinetry. There is even a Bosky wood fired stove and oven that could be reinstated for the avid cook. A queen bedroom and an open staircase to the upper floor are also found here.

The upper floor features a second bedroom and additional living space / study that leads into the large master bedroom with magnificent elevated water views. Large windows across the middle and upper floors enable fresh air and natural light to fill the home, illuminating exposed Tasmanian celery top timber beams and posts, and Tasmanian Myrtle lined walls and ceilings.

The ground floor presents a multi-purpose room befitting a fourth bedroom, studio or storage space. As well as the laundry, bathroom and toilet. There is a separate entry that leads directly from the parking area to the multi-purpose room.

The home is heated by reverse cycle air-conditioning and a large Saxon wood heater, the flue of which extends through the middle and upper levels; there is a lifetime's supply of firewood at your doorstep. Rest assured full internet and phone reception is available, the current owners work from home with great connectivity.

A spring-fed creek on the property provides water to the house year-round, and electricity is provided by mains power. A large new hot water system ensures the whole family can relax into their end of day showers and baths.

Various trails lead into the rainforest with wonderful glades and secluded pockets of serenity. Featuring fascinating bird and wildlife, huge tree ferns, lichen covered sassafras, silver wattle and mountain ash trees. The property backs directly onto the Woodbridge Hill Conservation Area, so Tasmanian devils, spotted quolls, echidnas, wedgetail eagles and bandicoots also make appearances.

The Woodbridge Township offers the well-renowned Village Emporium, excellent Cafés, the highly regarded Woodbridge School, stunning coastal walking trails and the Marine Discovery Centre. A five minute drive down the road to Kettering Marina provides the gateway to Bruny Island for tempting weekend escapes. This sought-after location on the Channel coastal road is a highlight to all who visit and is only a 35 minute drive to Hobart CBD.

Call Eddie today and make sure you inspect this Woodbridge gem.