

# 40 Llantwit Road, Woodbridge, Tas 7162



## House For Sale

Monday, 25 March 2024

40 Llantwit Road, Woodbridge, Tas 7162

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 7 m2

Type: House



Wendy Wade



Louise Wallace  
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## Offers Over \$3,750,000

'Coonawarra' is a remarkable property spanning across three titles and boasts a prime location in the picturesque village of Woodbridge. This property is on the market for the first time since 1968. Discover this unique offering - a generous, modern farmhouse set on 17.86 acres (7.2 hectares) approx of certified organic pastureland. 'Coonawarra' holds a captivating history, having served as a former doctor's surgery, witnessed the birth of many locals, and evolved into an apple orchard before transitioning into a thriving cattle farm. Though the original homestead faced a fire, the current owners have meticulously reconstructed this stunning residence, paying homage to its heritage while infusing modern elegance into every detail. From its graceful fixtures to the preservation of original features, 'Coonawarra' exudes timeless charm and sophistication. The farmhouse has an enchanting ambiance with its wide corridors, lofty ceilings and classic period skirting boards evoking timeless charm. Every room showcases generous proportions, ensuring abundant comfort and refined elegance throughout. Spacious layout of the home boasts a flexible floor plan with a choice of 4 or 5 bedrooms and 2 separate large, living areas. With 2 bathrooms and 3 toilets, convenience is key for large families or those who love to entertain. The sitting room and one of the bedrooms feature stunning Baltic pine ceilings, adding a touch of elegance and warmth to the space. This home is designed for cozy living, featuring double-glazed windows and insulation throughout, solar hot water, hydronic heating system, ensuring year-round comfort and energy savings. The heart of the home is the inviting open plan kitchen equipped with an appealing Esse wood stove, gas cooktop, large pantry, an abundance of kitchen joinery, making cooking and entertaining an absolute joy. For the eco-conscious buyers, you'll be pleased to know this home comes with a solar hot water system, reducing your carbon footprint while saving on energy costs. Stay cozy during chilly evenings with fireplaces, heat pumps and hydronic radiators strategically placed throughout the home. And for those who need extra storage or potential habitable space, you'll appreciate the pull-down ladder from the dining area, providing easy access to a spacious attic with flooring. The property also features several outbuildings, including a machinery shed, large workshop, timber garage and a selection of farm buildings, offering ample storage and workspace for your hobbies or agricultural pursuits. The property used to be an apple orchard and more recently has run cattle. The land has been organically certified giving the new owners opportunity for sustainable living in harmony with nature. Cool off on hot summer days in the 8-foot pool with a handy pool room/garden room with a useful toilet. Good supply of water being sourced from a nearby creek, with water pumps and tanks in situ ensuring reliable access for various need. In summary, this property offers a unique opportunity to embrace country living at its finest. Schedule your viewing today and make your rural dreams a reality!

- House built in 2015 built by Bennett Constructions
- North facing land
- 10,000 gallon and 1 x 5000 gallon
- 2 dams, one fed by Creek
- Facing Channel Highway and Llantwit Road
- 36 kms to Hobart
- 4 kms to Kettering Marina

\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.