

# 72 Pullens Road, Woodbridge, Tas 7162



## Sold House

Saturday, 12 August 2023

72 Pullens Road, Woodbridge, Tas 7162

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 10**

**Area: 3 m2**

**Type: House**



Rod Krstic  
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**\$1,550,000**

This modern, private and stylish house offers a rare opportunity for the discerning buyer seeking to find the very best in contemporary living. Facing the D'Entrecasteaux Channel is highly desirable and as a bonus the north easterly aspect takes full advantage of pleasant views whilst providing natural light and warmth for the living areas. The 2011 built home won the HIA award for Project Home of the Year. Each bedroom has its own unique view and the entire property contains elements of delight and surprise though all is not revealed at once. "Enerlogic 70" on all windows provides equivalent thermal properties to double glazing. The chef's kitchen has very recently been completely transformed and bathroom fixtures and fittings are all of a high standard. The clever design allows for a multitude of living experiences to be enjoyed in absolute privacy. Open plan living and dining areas are bright and airy and open onto the large deck providing views over the property through to Bruny Island. Other features include 3kw solar panels, gas hot water on demand, cedar Ofuro (Japanese bathhouse), new Belling Stove, new Morso (Scandinavian) wood heater as well as a smoke house and wood shed. Tank water is in abundance with storage capacity of approximately 50,000 litres for the house and another 50,000 litres from the outbuildings. 9m x 6m garage with double car port complete with power and lighting plus another 9m x 9m shed with lined workshop space and 3 phase power. There are two dams on the property including a stream all of which are spring fed providing clean water all year round. In the middle of the property is a beautiful 1 acre forest including Blackwood and eucalyptus trees. The paddocks are all fenced and lend themselves to a variety of animal pursuits including sheep, a few cows or even a pony or two. Also on the property is a fully furnished, two bedroom cottage with B & B Kingborough Council approval. With a recently renovated interior and bathroom, the cottage has services separate from the main house, sunny deck with rural views and separate garage. The cottage is currently tenanted on a 3 month rolling lease basis. This unique property is a living, lifestyle experience which must be inspected to be fully appreciated. Woodbridge is a peaceful, seaside town known for its friendly community, popular local Cafe and award winning Peppermint Bay Restaurant. The commute is a relaxing 25 minute drive from the Hobart CBD.