

# 8432 Channel Highway, Cradoc, Tas 7109



## House For Sale

Tuesday, 16 January 2024

8432 Channel Highway, Cradoc, Tas 7109

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 4047 m2**

**Type: House**



Shaelagh Sawford

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## Best Offer Over \$625,000

Nestled within the serene landscapes of Cradoc, this modern haven embodies the essence of comfort, sophistication, and natural beauty. Offering breathtaking views of the picturesque Huon River and the charming township of Franklin. Upon entry, be captivated by the spaciousness and modernity of the open-plan kitchen, dining, and living area. Soaring high ceilings frame the expansive space, creating an atmosphere of elegance. For year-round comfort, relax with the convenience of a reverse cycle air conditioner, ensuring coolness in the summer months, while a cozy wood heater invites warmth and snugness during the winter chill. The kitchen boasts practicality and style with its stainless steel cooktop, range hood, and a generously-sized walk-in pantry, catering to both culinary enthusiasts and everyday convenience. Step towards the living room and you will find the inviting deck, offering a seamless transition between indoor and outdoor living. The main bedroom offers a king-size layout complemented by built-in wardrobes and sliding doors that open to the deck, inviting the morning sun and showcasing the mesmerising river view. The additional bedrooms offer ample space for a queen-size bed and are fitted with built-in wardrobes, ensuring both comfort and practicality for residents or guests. The renovated bathroom boasts contemporary elegance with a walk-in shower, toilet, heat lights, fan, basin, vanity, and sleek grey matte tiles, enhancing the ambiance of relaxation and luxury. There is an additional toilet located separately for added convenience. Stepping outside, embrace the rural ambiance enveloping the fully fenced expansive block (4047m<sup>2</sup>), adorned by bushland and pastures, offering a sense of privacy and tranquility. Experience the joy of gardening with dedicated veggie patches, gardens, ready for the avid gardener to place their own touch! The property offers an array of practical features, including a double car garage, boat space, workshop shed, and ample storage beneath the house catering to gardening tools and even a ride-on lawn mower. Conveniently located in Cradoc, a mere 8 minutes away from the delightful townships of Cygnet and Huonville, this stunning property seamlessly merges modern living with amazing views, offering a lifestyle of convenience. Rates \$2,000 approx pa