

# 9 Goodwins Road, Upper Woodstock, Tas 7150

the property culture.

## House For Sale

Tuesday, 6 February 2024

9 Goodwins Road, Upper Woodstock, Tas 7150

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 6 m2

Type: House



Karl Gallienne  
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## Offers Over \$1,350,000

Located within the beautiful Huon Valley, this 15 acre (6.33ha) hobby farm, lifestyle property, consists of 2 large paddocks ideal for hay or keep some sheep or a cow or two, and gorgeous park-like grounds around a spacious family home. Originally built in 1979, the rendered brick home has recently been renovated and extended to be a free flowing modern home with an open plan living, dining and kitchen. Large doors open out to the huge entertaining deck on one side and a courtyard on the other. Natural light floods through to the extended living spaces, which provides plenty of room for the whole family to spread out. Down the hall is the master bedroom with own ensuite bathroom and 2 spare rooms share a lovely new family bathroom. Just out the back, there is a sleep out and a separate studio accommodation too, great as a teenager's retreat, home office and for your visiting guests. The property is well thought through and developed for self-sufficient living. As you arrive, there is a large gravel parking area in front of a huge 4 bay farm shed, complete with a workshop. Perfect for the cars, tractor and maybe a boat or caravan too. From here, the driveway runs right through the middle of the property, providing easy access to the separate studio, the veggie and fruit tree enclosures, the gardens and out to the paddocks, finishing at the hay shed right up the back of the property. Water is plentiful, starting with a decorative dam within the gardens, a water-bore providing an almost endless supply and rights to the nearby river too. The home and studio are self-sufficient with their own rainwater tanks. Being a horticulturalist, the gardens have been cleverly designed, beautiful and yet as low maintenance as possible. There are many areas to explore and enjoy. From the vast grassy pastures amongst the huge array of mature ornamental trees to the secluded pockets, there is plenty here to keep the whole family happy. The veggie garden is highly productive along with the fruit trees, berries and nuts. Be self-sufficient growing your own fresh produce and keep chickens for farm fresh eggs every morning. A fenced area around the home is ideal to contain the family pet or great for the kids to run around securely. A cubby house and built-in ground-level trampoline will keep them entertained for hours. Sitting amongst rural surrounds up a classic quiet country road, this is a very peaceful and desirable location. Back out to the main road, to the right takes you to the hub of the Huon Valley at Huonville within 10 minutes. Here you will find all your major shops and services. To the left will take you into Cygnet. A cultural bustling little township. Hobart is around 45 minutes away should you need access to the city. Please contact us for further information or to arrange a private viewing.