

# 10 Jetty Road, Cygnet, Tas 7112



## House For Sale

Sunday, 23 June 2024

10 Jetty Road, Cygnet, Tas 7112

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 3569 m2

Type: House



Amber Leighton

## Offers Over \$1,500,000

This handsome 1940s residence sits within almost an acre of stunning, well established gardens, and provides tranquil views over Port Cygnet. It's positioned within walking distance to the Cygnet township, and it offers all the charming character that's to be expected in a home of this vintage, combined beautifully with many modern upgrades. The home is currently configured with three spacious bedrooms and two home offices, but the floorplan here is flexible enough to accommodate your individual needs. It was once operated as a bed and breakfast, so there is potential to revert one of the current office areas to a second living room or rumpus area, as it sits perfectly between the guest rooms. The master bedroom provides a built-in wardrobe, a gorgeous ensuite bathroom, direct access to a private deck that overlooks the gardens, and another deck that looks towards Port Cygnet. The kitchen and dining area are open plan and enjoy the warmth of the inset wood heater. The kitchen showcases local specialty timbers and provides quality appliances, plenty of storage, and an exceptional view of the gardens. The more formal lounge area takes in stunning views of the bay. Thanks to the high ceilings, it feels like quite a grand space but maintains a cosy warmth with its own wood heater and reverse cycle. The windows and doors throughout the home are now wood-look PVC with double glazing, each framing a unique view that changes with the seasons. The windows have been fitted with honeycomb blinds, further enhancing the efficiency and comfort. The property is ideal for entertaining, with extensive decking around five sides of the house, and multiple paved, courtyard areas. There's always a perfect spot, whether you are chasing sun or shade, with views of both bush and the water. An electric sauna is accessed from one of the decks and is a favoured location for the current occupants during these cooler months. The landscaping here is simply outstanding; there is a large established garden, with stunning stone edging, dozens of native and exotic trees, productive vegetable gardens, and a large orchard with approximately 20 trees. There is a chicken run, a hothouse, and plenty of space to continue planting should you wish. A small creek runs through the bottom of the property, flanked by impressive stands of Blackwood, gums, and other native trees and ferns. A large glade is next to this creek providing a perfect place for a winter bonfire, picnic lunches, camping, or escaping to read a book. One of the outbuildings has been transformed into a creative studio/workspace that includes a soundproof music studio, storage, and its own heating and cooling. The 5KW of solar will comfortably support your electric vehicle while also lowering the overall costs of running the property. This home enjoys town services, a rainwater tank for the gardens, a glasshouse, and many additional features that will be best appreciated upon inspection. Phone or email for further information and to schedule your private appointment to view. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries to determine whether or not the information is, in fact accurate.