

109 Cripps Road, Woodbridge, TAS, 7162



House For Sale

Tuesday, 26 November 2024

109 Cripps Road, Woodbridge, TAS, 7162

Bedrooms: 3

Bathrooms: 1

Parkings: 10

Type: House

Lifestyle, Charm and Equestrians dream set-up

Discover the perfect blend of historic charm and modern convenience on this stunning 3.58-hectare (8.85-acre) property, beautifully positioned to take full advantage of its north-facing aspect. With sweeping views over the D'Entrecasteaux Channel and Bruny Island, this serene retreat offers a unique lifestyle opportunity in the heart of Woodbridge.

Federation-Style Home with Modern Comforts. Built circa 1915, this elegant Federation home showcases high ceilings and Tasmanian Oak flooring, combining timeless character with thoughtful updates. Highlights include:

1. A north-facing deck for soaking in the spectacular views.
2. Upgraded kitchen featuring a new stove and fridge.
3. Three spacious bedrooms, all with built-in robes.
4. A renovated bathroom and a large mudroom/laundry with included washing machine and dryer.
5. An enclosed verandah/sunroom for year-round relaxation.
6. A new heat pump for efficient heating and cooling.
7. Electric entrance gates.

Exceptional Outbuildings, the property boasts an array of functional and versatile spaces:

1. A brand-new Colorbond shed with drive-through roller doors, full-length carport, and concrete flooring, ideal for vehicles, equipment, or hay storage.
2. A character-filled studio (formerly an apple shed) with exposed ceilings, new wood heater, separate office/bedroom, and a toilet.

Equestrian Haven and Outdoor Living. Equestrian enthusiasts will appreciate the numerous fenced paddocks, a professional-grade dressage arena, and stables. The bottom paddock features three horse shelters, hay sheds and a shipping container for extra storage.

Established Grounds, the meticulously established gardens are protected by electric, wallaby and possum proof fencing.

Prime Location, set on a quiet, resident-only road, this property is just moments from the vibrant Woodbridge Village. Enjoy proximity to the renowned Woodbridge School, Village Store, Café, and Peppermint Bay Restaurant.

A Rare Opportunity Awaits. 109 Cripps Road offers the ultimate lifestyle package heritage charm, modern upgrades, equestrian facilities, and breathtaking views in a sought-after location. Don't miss this chance to secure your dream rural escape.

Contact us today for more information or to arrange a private viewing.

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.