

**1682A Cygnet Coast Road, Cradoc, TAS, 7109**



**House For Sale**

Friday, 15 November 2024

1682A Cygnet Coast Road, Cradoc, TAS, 7109

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



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## Contemporary Home with Panoramic Views in a Sought-after Location

Nestled in the scenic Huon Valley, this custom-designed 4-bedroom home offers a harmonious blend of modern comfort and natural beauty. With breathtaking panoramic views from the property that stretch across the Huon River, Hartz Mountain range, and the iconic Sleeping Beauty, this property promises an idyllic lifestyle in one of Tasmania's most picturesque regions.

### A Prime Location with Privacy Assured

Situated at the highest point of the land, the residence enjoys almost 180 degrees of uninterrupted views, while the expansive open pastureland provides ample space for outdoor activities. Privacy is assured, with the house set well back from the road, accessed via a remote-controlled, secure automatic gate. The long, resurfaced gravel driveway ensures easy access to the property, leading to expansive parking and a landscaped yard that includes multiple entertainment areas, a wooden deck with gazebo, and a fire pit, all framed by beautifully illuminated trees.

### Modern, High-Performance Living

Built with precision and quality, the home features a Blue Scope Steel Truecore frame—an innovative material known for its strength and longevity—and is clad in the James Hardie Axon system with built-in wall cavity venting, offering low-maintenance and high-performance in Tasmania's coastal climate. The home's exterior is complemented by a Colorbond roof and an integrated 'first flush' rainwater collection system, ensuring a reliable water supply via two large Orion water tanks.

Inside, the Scandinavian-inspired design combines natural light, spacious open-plan living, and custom finishes throughout. The home boasts a 3.6-metre-high ceiling in the main living area, enhancing the sense of space and connection to the outdoors. Large windows and sliding doors frame the stunning views from nearly every room, while the 19mm solid Tasmanian Oak flooring adds warmth and elegance.

### Sophisticated, Energy-Efficient Design

The property incorporates sustainable design features to ensure energy efficiency and environmental comfort. Fully insulated walls, roof, and floors contribute to the home's impressive NatHERS rating of 6.6 stars, reducing energy consumption and maximizing temperature control. A Fujitsu whole-house air conditioning system offers both heating and cooling with smart, WiFi-controlled operation for year-round comfort.

Smart lighting and WiFi-enabled devices are integrated throughout the home, allowing you to control everything from the lighting and temperature to air purifiers remotely. A fully equipped kitchen is at the heart of the home, featuring European-designed appliances, including a multi-zone induction cooktop, multifunction ovens, and a silent, energy-efficient, integrated dishwasher. The 38mm engineered walnut benchtops and high-end finishes create a truly gourmet experience.

### Exceptional Outdoor Living and Utility Space

The property is well-equipped for both leisure and work, with a large 81-square-metre commercial-grade shed featuring an insulated roof and concrete slab, perfect for storage, workshops, or even business use (STCA). The shed is connected to 3-phase power, while a separate 6,300L water tank and a fire-fighting tank ensure you have all the necessary resources for maintenance and safety. Adjacent to the shed is a gravelled entertainment area with a fire pit, offering the ideal spot for enjoying the incredible water views and natural surroundings.

A well-maintained greenhouse and raised vegetable beds provide the perfect environment for cultivating your own produce, while multiple retractable garden hose reels around the property make maintaining the grounds simple and

efficient. A full-function weather station with global access provides real-time data on local conditions, making it easy to keep track of the weather from anywhere in the world.

### A Truly Unique Offering

This exceptional property offers a rare combination of luxury, sustainability, and privacy, with all the conveniences of modern living and stunning views in one of Tasmania's most desirable locations. Whether you're seeking a serene country retreat or a spacious family home, this property is a must-see for anyone seeking a refined lifestyle in the heart of the Huon Valley, only 15 minutes to the shops and services in Huonville and less than 10 minutes to Cygnet.

For more information or to arrange a private viewing, please contact us today.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.