

238 Wattle Grove Road, Cygnet, TAS, 7112



House For Sale

Sunday, 3 November 2024

238 Wattle Grove Road, Cygnet, TAS, 7112

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



Nick Bond

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Picturesque Country Living

Positioned on a North sloping 12 acre parcel of land, that was carefully selected by the original owners that constructed the home, inspired by NSW famous Rose Seidler House that mimics many of the homes design and was years ahead of Tasmanian designs, offering solar passive principals only becoming more common in the Tasmanian Market today.

Ridgelea really needs to be experienced to be fully appreciated, with the home Facing due north, the architectural design uses the natural elements to offer true solar passive benefits, with two sandstone brick walls offering thermal mass storage. And large north facing windows capture the sun all day, plus a rear corridor between the living space and the garage acts as a separation from the cold weather in the south and doubles as a breezeway.

This warm family home is set over two levels, the entry on the upper level welcomes you into the home and leads into the country kitchen and dining area, the bright and airy lounge room from here has big picture windows to take in the views. The master bedroom, study and two way bathroom are set on this level also. The front patio provides a beautiful, tranquil spot to enjoy both the surrounding scenery and rolling hills as far as the eye can see.

Continuing downstairs there are 3 more bedrooms, two of which are complete with built-in robes. This level also includes its own bathroom, sauna, laundry room, great under house access and storage and a tiled undercover entertaining area, ideal for again enjoying the beautiful views.

The double garage is under-roof providing direct access into the home for convenience, this could also be utilised as a workshop. Additionally the home has recently been completely repainted, which is complemented by new flooring and window furnishings throughout. The clever north facing design ensures the home comfortable all round, along with a wood heater and reverse cycle air conditioner.

Outdoors the options are endless with a mixture of pasture and mature native bushland, you enjoy the wildlife whilst still having the option of creating a small hobby farm with your own animals.

Located within a short drive of the Cygnet town centre, where there are cafes, supermarkets, schools and services, along with a wonderful monthly local market. This home and property offers an idyllic, sought after lifestyle in the Huon Valley, just 50 minutes from Hobart. The surrounding peaceful environment allows your very own country to escape while having the convenience of shops and services close by.

Please contact us anytime if you have further questions or would like to arrange to inspect this immaculate property.

Rates \$1,650 approx pa.