

**380 Dulcia Road, Gordon, TAS, 7150**



**House For Sale**

Monday, 28 October 2024

380 Dulcia Road, Gordon, TAS, 7150

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Stunning, Solar Passive Home on 50 Acres

Positioned high in the hills above Gordon on a secluded, 50-acre plateau this stunning property secures expansive, enchanting views, up and down the D'Entrecasteaux Channel and across Bruny Island to the Tasman Peninsula and Tasman Island.

This north-east facing, retreat style property is unlike any other. The handcrafted timber and mudbrick home is positioned well into the acreage, providing absolute privacy and tranquility. Its thoughtful design and construction soaks in the rising sun, retaining warmth throughout the day, and large windows in each room frame enviable views.

The kitchen is semi-open plan and overlooks both the spacious living area and the sitting room, which would make a fantastic formal dining space or office. At the heart of the kitchen is a freestanding wood heater with an oven below, in addition to the electric stove with gas cooktop, dishwasher and generous storage spaces.

There are four sizable bedrooms, each with a unique view, and two family bathrooms.

Immediately surrounding the house are beautifully established and well maintained gardens. A charming pond and a focus on bird attracting varieties has created an easy-care space that compliments the relaxed feel of the property.

A unique feature of this property is the native pepper berry orchard with approximately 500 trees. Visiting this part of the farm is a real treat. The landscape forms a natural amphitheatre with magical views of the property, and there are amenities crafted with Myrtle and Huon pine, and adorable little gates that allow the resident wombats to pass through the plantings.

The land here is fertile and abundant, with good rainfall to keep the tanks filled. Open pastures meet stands of tall eucalypts and there are massive tree fern groves and a seasonal waterfall to explore. A substantial dam sits within one of many paddocks, and spring-fed creeks flow through the land.

It's a haven for birds and other animals, from quolls and bandicoots to robins, eagles and cockatoos.

A 14.5 x 7.7 metre shed which is connected to the mains electricity is found near the entrance to the land and there are smaller storage sheds throughout the property.

The D'Entrecasteaux Channel is a prime, protected location for yachting, kayaking and other water-based activities. Hobart is within commuting distance and the Kettering and Cygnet marinas are nearby.

Phone or email for further information and to schedule your appointment to view.

### Disclaimer:

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