

**226 Trafalgar Lane, Evandale, TAS, 7212**

**Rural For Sale**

Friday, 15 November 2024

226 Trafalgar Lane, Evandale, TAS, 7212

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Rural**

## Perfect Fusion of Sophisticated Living and Pastoral Beauty

A private estate in the heart of the historic Evandale and wine region - a meticulously designed home and farm, that offers an unparalleled combination of luxury, functionality and natural beauty nestled amongst rolling pastoral land skirted by hedgerows and hawthorns.

Built just 9 years ago, this stunning residence has been thoughtfully crafted to blend seamlessly with its surroundings while offering a lifestyle of comfort and convenience.

"Willowdene" is tucked away in its own private, North-facing valley, this home is a true sanctuary. Completely internal, it cannot be viewed from the road, ensuring the utmost privacy.

The sprawling property boast an extensive park like garden with manicured lawns, vibrant shrubs, and mature trees, all fully irrigated by the pop irrigation system and the efficient enviro-cycle watering system.

There are several garden rooms and entertaining spots including the beautiful 9.5m x 3.8m Magna swimming pool, surrounded by tumbled travertine paving, perfectly positioned to enjoy the sun. A pool house with a kitchenette and full bathroom adds an extra layer of comfort and convenience.

As you approach the family home and from the moment you step inside, you'll be captivated by the design that brings the farm into the home, offering breathtaking views from every room. Complimented with 3 metre ceilings and double glazed Titane uPVC windows and doors throughout, the home is a model of luxury and energy efficiency. The clever use of natural breezeways keeps the home cool in summer, while the ducted central heating and a centrally located double-sided Eureka wood heater ensures warmth in winter. Every detail, from the pure wool Cavalier Bremworth carpet to the Tasmanian Oak floors and been chosen with care and craftsmanship.

The open - plan design integrates the kitchen, dining and living areas, all with views of the surrounding valley. The kitchen is a chef's dream, featuring 2 Smeg ovens, a Miele dishwasher and a Smeg induction cooktop, while the stainless-steel benchtop and Brodware tapware add a touch of elegance. The custom-built island breakfast bar (3.3m x 1.1m) is the hub of this stunning home.

Adjacent to the kitchen is laundry/clothes drying room that sensibly doubles as an overflow kitchen when entertaining, complete with ample bench space.

Three of the bedrooms offer spacious walk -in wardrobes, ensuring that storage is never a concern. Currently the fourth (4m x 4m) bedroom is used as a study. The bathrooms have all been suited with Brodware fittings, heated towel rails and floor heating for added comfort.

Beyond the landscaped park-like gardens, the farm itself offers exceptional value with 10MI water entitlements, reliable springs and creeks, fertile soil, fully equipped shearing shed, undercover stockyard, a workshop with three parking bays, and machinery shed (17m x 8m) for all your farming and equipment needs.

The property is currently running 300 ewes and has previously grown dry land poppies. An Information Memorandum (IM) is available.

This estate offers the rare opportunity to live sustainably, from farm to table lifestyle. Whether you're looking to run livestock, grow crops or simply enjoy the quiet beauty of owning your property, "Willowdene" will capture your vision of replicating a true 'Country Style' life.

Area 70.42ha (174 ac)

Arrange your private viewing today or request an IM today for more information.

All inspections must be accompanied by either listing agent.

Offers Close 17th December 2024 (COB)

For more see Instagram [@willowdene.farm](#)