

7 Wards Ct, Middleton, TAS 7163

Sold - 12/07/2021

House 4  2 



## Rural Luxury Family Home

You are immediately captivated by a majestic tree lined drive and welcoming four-bedroom, two-bathroom, contemporary home surrounded by trees and water views looking toward D'Entrecasteaux Channel, Great Bay and Bruny Island. Less than a minutes' walk away is The Esplanade and all that living close to the foreshore brings.

**Open for Inspection**

By Appointment.

An impressive 2019 luxury-built family home on low-maintenance acreage is sure to capture your imagination and heart. The spacious living area looks out to lush lawns, filtered water views, and your very own hobby vineyard growing Pinot Noir, Shiraz, Chardonnay and Riesling grape varieties. The 18-meter round x 3-meter-deep dam ensures there is plenty of water when irrigation is needed and makes for an idyllic bathing pond for the native hens and local wildlife.

Natural light floods into the semi-open plan north facing lounge area featuring both a Daikin heat pump and a delightful Scandia Heat and Cook Indoor Wood Heater with Stove, delivering warmth and ambience during the cooler months. With a 6.5 energy star energy rating and double-glazed windows this near new home delivers energy efficiency and comfort all year round.

The light filled modern open plan kitchen/dining area features quality fittings and appliances, flowing through to a large fully enclosed established kitchen garden, and an outdoor entertaining barbeque courtyard for avid gardeners and entertainers. Spaciousness delights with 4 large bedrooms, (all with) built in wardrobes with the master suit impressing with a beautiful ensuite bathroom and walk-in robe.

This tranquil and meticulously maintained property is fully fenced and has a variety of newly planted fruit trees to nurture, is set up for self-sufficiency. External storage areas comprise of woodsheds, garden sheds, a lock up shipping container - complete with wooden flooring, shelving, and power. Additional undercover storage spaces are expansive enough to house tools, cars, boat, trailers, caravan, and cars.

The current owners have meticulously thought of every detail for a property in a rural zoning, including emergency 12 volt lighting and a large electric pump to run the house at mains pressure.

Middleton is highly sought after for its beautiful natural surrounds, rural setting, tranquil water vistas, proximity to boat ramps, esplanade walks, and only an amble up the road to the Middleton garage/store, a convenient 10-minute drive to Woodbridge village or a 40-minute commute to Hobart's CBD.

The Channel lifestyle is renowned as one of the most picturesque destinations in Australia providing a dream lifestyle centred around a premium waterway. There

### Listed By

Stuart Whyment

Phone: (03) 6272 8177

Mobile: 0418 884 019



Listing Number: 3145238