

**1/28 AOTEA ROAD Aotea rd, Sandy Bay, Tas 7005**

**BLUE EDGE**

**Sold Townhouse**

Monday, 14 August 2023

1/28 AOTEA ROAD Aotea rd, Sandy Bay, Tas 7005

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 227 m2**

**Type: Townhouse**



Michael Coy  
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## Contact agent

Townhouse 1 - Under Contract. Townhouse 2 - Seeking buyers 1.5m + price range. Showcasing an expansive outlook over the city of Hobart, River Derwent and beyond, this brand new eco friendly townhouse is certain to impress. With a thoughtfully designed floor plan offering 3-4 bedrooms, multiple living rooms, several entertainment areas - all positioned to take in the serene outlook of water or mountain views. With futuristic living in mind, the home is equipped with a 7KW solar system, & x2 Energizer storage batteries ideal for charging Electric Vehicles or running your household electrical items of an evening. Upstairs leading off the spacious double car garage (no steps) is the kitchen equipped with quality Smeg appliances (integrated fridge, freezer & dishwasher) plenty of stone bench top space (including breakfast bar) plus ample storage with pantry and drawers. The living area is positioned in the heart of the home and includes a large wall mounted smart TV screen, built-in surround sound audio and large sliding doors lead onto the upstairs balcony to further admire the stunning surrounds. The master bedrooms complete with designer walk-in robe plus a 2 way en-suite bathroom, featuring double vanity, integrated WC and impressive walk in shower. Downstairs offers a further 2 bedrooms, large second living area or 4th bedroom, another stunning bathroom with bath, European laundry, generous storage and wine cellar. This lower ground level also offers access to another entertainment area, clothes line and fully landscaped rear yard, complete with Ornamental pear trees etc. The property has been fully fenced and the grounds have been tiered providing suitable areas for the children to play plus scope for a trampoline, vegetable garden etc. Located within this new homes area of prestigious Sandy Bay where you will find many of the states finest schools, parks and boutique shopping yet only 10 minutes to Hobarts CBD.

- Large open plan living area with entertainment deck.
- Energy efficient 6.7 star rating with double glazed windows.
- Fully ducted reverse cycle Fujitsu air-conditioner.
- Spacious design with 2.55m ceiling heights.
- 7KW solar system and x2 Energizer storage battery banks.
- Sunny North easterly orientation with stunning views.
- Fully fenced and tiered landscaped grounds.
- Flexible living with 3-4 bedrooms and multiple living areas.
- Rare brand new offering built by 'life-style designs developments P/L'.
- Includes a brand new Samsung 75" QLED TV and surround sound audio.
- Hitachi fully ducted reverse cycle air-conditioner.

For further details or arrange to a viewing contact Michael Coy today. How do solar batteries work A battery is an energy storage system that stores excess of your FREE electricity from solar panels, so that any electricity that isn't used immediately is stored for later use, when the sun is not active enough for your solar (approx. after 5pm in summer and 4pm in winter). By storing excess energy and making sure you always have access to your FREE electricity at the evening you save money. Your battery allows you to use your solar panels as effectively as possible.