

# 1/314 Rheban Road, Spring Beach, Tas 7190

## Villa For Sale

Thursday, 14 December 2023

1/314 Rheban Road, Spring Beach, Tas 7190

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 149 m2

Type: Villa



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## Price Guide \$975,000

Located on Tasmania's East Coast at pristine Spring Beach, Villa 1 was built in the late 1980s as part of the Spring Bay Villa complex. Since then, the villas and some adjoining blocks have been individually sold and with a private road as access, it is a quiet, safe environment in a popular destination. The villa itself has been totally renovated to a modern three bedroom holiday home with stunning views across the Mercury Passage to Maria Island. Approximately an hour's drive from Hobart, the property is in an ideal position: the scenery, historic sites and wineries of the East Coast are an hour or so's drive either south or north to the Tasman and Freycinet Peninsulas respectively; Maria Island's camping, walking and bike-riding experiences are a ferry ride away; or to simply relax and enjoy the beach life of sand and sun, swimming, surfing, fishing, kayaking and pleasure boating. Villa 1 has three double bedrooms, all with built-in robes, a spacious bathroom with quality fixtures and fittings, a separate toilet, plus a powder room. The primary bedroom faces east, hence wakes to the beautiful view and sunrises over Maria Island. Sliding doors open onto a sundeck that wraps around the house to the far end of the living area, making the most of the sun throughout the day. The open plan, well equipped kitchen, dining and living areas have clear water views throughout. Currently the dining area separates two living zones: one on the seaward side, an ideal space for quiet relaxation and taking in the view, the other being comfortably positioned around the wood heater for those cooler days in winter. The property has been attractively landscaped with sandstone steps and wall dividing the car parking area and garage from the house and securely fenced remainder of the block. Some established garden boxes are currently growing herbs and vegetables, while a hothouse for the more serious gardener is also on the property. Being a near level block, the gardens and lawn are easily maintained. Situated at popular Spring Beach, the property is perfect for a holiday home, as a rental proposition, or a combination of the two. The nearby village of Orford with shops, cafés, bowls and golf clubs is a 5 minute drive away, or 10 – 15 minute bike ride, while a scenic coastal walk around the cliffs past an historic sandstone quarry, links Spring Beach with East and West Shelly Beaches and ultimately Orford and takes closer to an hour.