

**10 Loinah Road, Montagu Bay, Tas 7018**



**House For Sale**

Monday, 3 June 2024

10 Loinah Road, Montagu Bay, Tas 7018

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 441 m2**

**Type: House**



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## Expressions of Interest Over \$1.35M

This architecturally designed brand-new home is the epitome of luxury living. Designed by LXN Architecture and constructed by award-winning builder, Stephen Little Constructions, every aspect of this high-end build has been meticulously planned and executed with the external and lower-level internal walls crafted from precast concrete, and insitu concrete floors throughout, creating a thermally and acoustically efficient home. A home like this is hard to recreate and takes immense expertise and expense to produce. The home features polished concrete floors, commercial grade double-glazed windows and top-of-the-line materials and appliances as well as panoramic views that will truly leave you speechless. The kitchen is gorgeous and of a stylish, modern design, boasting high-end Smeg appliances, premium stone benchtops, and quality joinery. Ample storage space, including a walk-in pantry, ensures functionality matches the impeccable aesthetic. The open-plan layout flows effortlessly to the front balcony, a sun-drenched haven offering stunning close-up views of the Tasman Bridge, Derwent River, and Mount Wellington. Accommodation is comprised of four generous bedrooms. The master suite includes a spacious walk-in robe and a sleek ensuite. Two additional upstairs bedrooms feature built-in robes and share a contemporary family bathroom. A versatile fourth bedroom or second living space downstairs has direct outdoor access and is serviced by a contemporary third bathroom. Practicality is well considered with a remote-controlled double garage offering internal access. The separate laundry provides ample storage and convenient yard access. The landscaped yard is designed for low maintenance and minimalist living, featuring an outdoor entertaining area a perfect space to relax and unwind or enjoy the company of family and friends. Montagu Bay is a hidden gem and this home is in close proximity to Eastlands Shopping Centre, excellent schools, walking distance to public transport, nearby reserves, and scenic walking trails, including access to Rosny Point Lookout. The essential amenities of Hobart CBD are less than a 10-minute drive away, ensuring both convenience and tranquillity in this stunning residence.

- High-end pre-cast concrete home with amazing views
- Thermally and acoustically efficient home with commercial double-glazed windows
- Brand new, luxury home, the epitome of low-maintenance living
- Showstopping polished concrete floors
- Large open plan living with ceiling mounted reverse cycle air conditioning
- Front deck with glass balustrade and stunning ever-changing views
- Master bedroom with large walk-in robe and luxurious ensuite
- Family bathroom with generous bath and shower in 'wet room'
- Tas oak stairs and large light-filled double height stairwell
- Downstairs master bedroom or second living space with access to side courtyard
- Double garage with internal access
- Low-maintenance yard with quality retaining walls and lawn with sprinkler system

A perfect easy-care home for the busy family or ideal downsizers townhouse alternative