

**10 Winston Avenue, Seven Mile Beach, Tas 7170**



**House For Sale**

Tuesday, 5 December 2023

10 Winston Avenue, Seven Mile Beach, Tas 7170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1605 m2**

**Type: House**



Candice Gottschalk  
0408615769



Kate Priest  
0400486891

**\$1,020,000 +**

Ideally located within one of Hobart's most sought-after beach communities sits an impressive property, that has been owner developed and built, offered to market for the first time, that will appeal to those seeking quality, mid-century architecture in an unrivalled Seven Mile Beach location. The remarkable property is nestled upon an expansive 1,605m<sup>2</sup> allotment, mere seconds from the sand and surf. The home offers a modern, flexible floorplan, with style cues taken from its coastal and natural landscape surrounds, with exposed brick, extensive use of hand-crafted Tas Oak and Oregon timber, and vast glazing that invites the all-day sunshine to flood the home. Numerous family spaces are presented, each bathing in abundant natural light at warmth, with a sumptuous lounge room with fireplace, a secondary living area, and separate family dining. The spacious kitchen, encased in quality timber, is incorporated within the dining space, and comes fully equipped with modern appliances, ample storage with timber cabinetry, and glossy benchtops. Comfortable accommodation comprises of up to four bedrooms, or three, and a delightful work-from-home space, or study. The ultimate parents' retreat, the master bedroom occupies a private position within the home, and comes complete with a walk-in dressing room, and an en-suite. The bathroom servicing the home contains a bath, shower, and a vanity, with a separate toilet adjacent. The laundry, with ample space and room for everyday essentials, enjoys direct outdoor access. Stunning gardens envelop the home, contributing to the peaceful, and private living experience. Established trees, native plantings, and manicured lawn areas combine to create a garden oasis, from which outdoor entertaining is a delight. The expansive grounds afford scope to further develop the property (STCA), with untapped potential to expand and value-add. The generous land offering could incorporate a swimming pool, a studio pod, carports, or a garage. The property's incredible proximity to the beach is a glorious attribute, with numerous access points to the sand and surf available within walking distance. The Seven Mile Beach general store is also mere minutes away by foot, along with coastal walking tracks and nature reserves as well as the Royal Hobart Golf Club. Perfectly positioned to encapsulate the epitome of beachside living, with endless sunshine, and the soothing sounds of the nearby waves and local birdlife, coupled with spacious comfort and endless scope to further develop, this impeccably home in the heart of Seven Mile Beach provides a superior lifestyle, envied by all who visit.

- Spectacular position within walking distance to Seven Mile Beach
- Expansive 1,605m<sup>2</sup> allotment with scope to develop (STCA)
- Numerous sun-filled family living spaces
- Double garage with additional storage & internal access
- Stunning garden surrounds

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximate only