

**104 Summerleas Road, Fern Tree, Tas 7054**



**Sold House**

Tuesday, 26 September 2023

104 Summerleas Road, Fern Tree, Tas 7054

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 766 m<sup>2</sup>**

**Type: House**

**\$969,000**

Situated on a generous north facing allotment in fabulous Ferntree, this bespoke modern home has been developed in harmony with its unique rainforest location and sweeping mountain vistas. Beginning with the beautifully engineered driveway, the home has been constructed to hug the contours of the land, blending in style and colour with its native habitat surrounds. With some of the world's best bush walking and mountain biking trails on your doorstep, your exciting eco-resort lifestyle awaits! (And all of this, less than 15 minutes from the Hobart CBD). Built across two levels, the home is perfectly designed for the modern family, with living, kitchen, study, and parents' accommodation upstairs, whilst downstairs encompasses two bedrooms, main bathroom, laundry and a second living area. Each room is designed to take advantage of the soaring views, currently dominated by spring wildflowers, eucalypt forests and that wonderful ocean vista, stretching from Ralphs Bay, down to the northern tip of Bruny Island. The home is littered with innovative design features, notably smart concrete benchtops that feature throughout the kitchen, bathrooms, and laundry, and are enriched by locally sourced river stones. You will adore the playful use of led lighting, display nooks, and striking venetian render walls, as you explore this unique property. An internal mud room is so handy when getting back from that snowman build, mountain bike ride or bush walk, whilst cleaning up is made easy by the installation of a ducted vacuum system. Of course, being surrounded by snow during the mountain winters means that heating efficiency is of utmost importance, and this home does not disappoint. Underpinned by a wood heater that bisects both floors and supported by heat transfer, the home also features Jeld-Wen window glazing, underfloor heating in both bathrooms, and an upstairs heat pump. The beautifully landscaped yards are highlighted by hand stacked local stone and clever terracing, making the grounds both aesthetic and practical. The home has been protected from fire by the installation of a roof sprinkler system, backyard fire wall and water tanks, complementing the impressive BAL 40 rated construction. An automatic double garage is perfect for cars, bikes and storage, supplying internal access to the home, and secured by an electronic alarm system. Investors, take note of the enticing combination of Ferntree capital growth (+96% past 10 years\*) and the potential for strong yield, either through long or short stay accommodation (STCA). Fern Tree is a rural / residential locality about 9 kilometres south-west of Hobart, set amongst the foothills of Mt Wellington / kunanyi. It is famous for its sense of community, environmental values, walking trails and mountain biking. The local pub serves as a community hub and there are numerous walking, biking and other nature-based clubs to immerse yourself in.

- Soaring vistas from amongst the rainforest line
- Bespoke concrete/riverstone benchtops and venetian render highlights
- Flexible floor plan to suit extended family or guests
- Landscaped, terraced grounds featuring locally hand stacked stonework
- Chefs' kitchen featuring pantry, double oven, gas hotplates and dishwasher
- Surrounded by a mecca of mountain biking and walking trails

Council Rates: \$1,900 (Approx p.a.)  
Water Rates: \$1,000 (Approx p.a.)\* REIT Ferntree House statistics Aug 2023  
Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.