

**1054 Church Road, Broadmarsh, Tas 7030**

**petrusma**

**House For Sale**

Monday, 3 June 2024

1054 Church Road, Broadmarsh, Tas 7030

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 16**

**Area: 47 m2**

**Type: House**



Sam Allwright  
0402450131

## "Expressions of interest"

1054 CHURCH ROAD IN BROADMARSH. I am ecstatic to present this stunning & contemporary low-maintenance property on a huge 117 acres (or 47.2 hectares). The presentation of this magnificent master-built home with its elevated position is warm, welcoming, and immaculate. It begs to be loved and will allow any homeowner to live a full life however they desire. The views are simply breathtaking and lead your eyes at every opportunity over the picturesque farmland/valley panorama, all without a neighbour in sight! For anyone after some privacy, ample space for vehicles & family activities, perhaps a budding farmer or an avid nature lover - this would be a dream come true. This stunning 2005 home is substantial with a generous design, stunning entertaining areas and the copious use of Tasmanian hardwood timbers inside brings a warmth and romanticism that is inviting to both family & friends. It boasts two impressive outdoor entertainment areas. One is a large deck that is part of a private parents retreat upstairs with the oversize master bedroom and an oversize bathroom showcasing a raised free-standing bath (yes - I am a little jealous). The second entertainment area is downstairs with access to the enclosed front yard and those gorgeous stone walls. It's perfectly set up for entertaining and basking in that magnificent view. Of course, you can also enjoy it all to yourself too, relaxing in the sun and quiet serenity of a large parcel of land like this. Inside the home is well thought out and perfect for any expanding family. There are 4 very large bedrooms & potential to easily convert to a 5 bedrooms if required. The two levels are separated by a magnificent oversized Tasmanian hardwood staircase. Heating is handled by two large aircon units or the soul warming freestanding wood heater with ample wood available on site! The immaculate main bathroom down-stairs has dual access with a separate laundry for all your family needs. The kitchen is clean, modern, and with a large island bench offers ample space, loads of cupboards and some lovely stainless appliances for any chef to be proud of! There is a huge and "almost new" 15x9 meter garage/workshop boasting a 3.9 meter roof and oversized roller doors & even a car hoist - perfect for any car enthusiast, an envious mancave, machinery shed or even possibly run a business out of. Alongside this we have a 4x9 meter carport/entertaining area with more of those gorgeous stone walls - all built keeping with the main home. Ample water onsite as well as a solar panel installation to save on those electricity bills. There is a well built chicken shed that can easily be repurposed and the rear yard is sectioned off for the kids to play (human or the furry kind). The block itself is low maintenance and you really need the time to appreciate what is on offer, but can be used for a multitude of purposes in the future pending on what your heart desires! There is the possibility of future subdivision (STCA) or just sit back, relax and let your dreams unfold. This private slice of Tasmanian bliss is only 20 minutes to Brighton where the new IGA supermarket and the \$50 million dollar public high school are being built. The revitalised Glenorchy shopping precinct is only 40 minutes away and Hobart is well under an hour. 1054 Church Road in Broadmarsh is a rare example and sure to impress anyone looking to take advantage of a great opportunity like this. Please contact me anytime to make an appointment or attend one of our scheduled open homes.

- Large contemporary low-maintenance home
- Huge 117 acres (or 47.2 hectares)
- Picturesque farmland/valley panorama
- Copious use of Tasmanian Hardwood Timbers
- Gorgeous Stone Walls
- Large 15x9 meter garage/workshop & 4x9 meter carport
- Potential future subdivision (STCA)
- Solar panel installation.