

# 11889 Tasman Highway, Rocky Hills, Tas 7190

PETERSWALD  
for property

## House For Sale

Saturday, 18 November 2023

11889 Tasman Highway, Rocky Hills, Tas 7190

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 8**

**Area: 16 m2**

**Type: House**



Kim Morgan  
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## EOI closing 14/12/2023

For Sale on behalf of the Mortgagee in Possession by Expressions of Interest closing 5:00 pm 14 December 2023

Occupying an exceptionally breathtaking position in Rocky Hills upon 16.52 hectares of spectacular, revegetated Tasmanian landscape, this architecturally designed, contemporary masterpiece, is poised to capture views over Great Oyster Bay, taking in the Hazards, Schouten Island, Maria Island and the Tasman Sea out to the horizon, that need to be seen to be believed. Quality craftsmanship, premier finishes, and unobstructed views across some of Tasmania's most iconic, natural wonders unite to deliver a truly luxurious experience in a seldom attainable East Coast location. Originally constructed in 2007, and formerly operating as an exclusive five-star accommodation venue The Lair, the opportunity and untapped potential to enjoy a one in a million holiday retreat or to offer a state-of-the-art holiday facility is once again presented. With floor to ceiling glazing, the wide-open aspect reaches the epitome of a seamless indoor to outdoor living flow, encapsulating a unique style and unbelievable vistas, providing an ever-changing seasonal artwork, and sliding back to expand the living space, inviting the pristine environment to envelop the interior of the home. Recent upgrades have been carried out to enhance livability, including the creation of a new third bedroom within a semi-self-contained suite with kitchenette, bathroom, and living space however, they have yet to be completed. Similarly, a newly constructed and yet to be completed annex/shed, also striking in its architectural design and façade, enjoys sweeping ocean views and features multiple internal spaces that offer a myriad of possible end uses. This separate building affords further scope to work or rest nearby as an adjunct to the luxury accommodation found within the main home. Enriching the ultimate contemporary lifestyle, open-plan living, with combined dining, and kitchen, form the heart of the main residence, providing a central hub for year-round living and entertaining. Bathing in endless sunshine, the expansive, 40m deck oversees the magnificent vista, and a further highlight is an al fresco spa and outdoor kitchen within the private, sun-drenched courtyard that invites endless enjoyment. The jacuzzi sits within a split-level relaxation deck, with a convenient outdoor hot and cold shower. The elegant kitchen features a suite of Commercial quality Zanussi appliances, twin Quasair in-wall exhaust, twin full-Liebherr freezer and fridge, along with a recessed pantry, and stainless-steel countertops. Two exquisite bedrooms bookend the living area, mirrored in layout, style, and with unmatched vistas. Each feature built-in emperor beds, walk-in wardrobes, and sophisticated en-suites with a two-person ceramic bath, wall-hung toilet and bidet, a shower with curved-glass screen, and twin basins. The east-facing orientation, and elevation, take full advantage of the western sunsets that illuminate the incomparable views. Secluded from sight, despite the sheer expanse, the property is only faintly visible from all points along the Tasman Highway. Private beach access is also on title. Dramatic design features throughout the home are complemented by unseen attributes such as under-floor and ceiling heating, a 100,000L underground water tank and 3Phase underground power. The 16.52-hectare allotment has been returned to a natural state with the planting of over 28,000 native trees. There are three areas of distinct environmental zones, in woodland, bush, and wetland ferns. There is also a permanent spring-fed dam and running creek. Further improvements to the land include a newly compacted gravel road, electrified fences, compacted parking with space for eight vehicles adjacent to the residence, high-intensity spot lighting to ensure safe passage through the distant woodlands and bush, irrigation, and soakage lines, and external fire services hose points. Interior design flair and an ingenious floorplan ensure this house will remain one of Tasmania's most notable residences for years to come. With total privacy guaranteed, its fortunate new owners will be the beneficiary of the ultimate lifestyle property, with astonishing views and endless potential. Additional features include: Private beach access on Title with direct access to Tasman Highway Infra-red ceiling heat throughout Integrated HiFi and WiFi Heated bathroom floors 12.4 Kw solar system with 40 1.5Kv panels and twin battery storage Underground 3 phase power supply Underground Telstra landline 100,000L underground concrete water tank 500KI permanent spring fed dam 2 X 3,000L septic tanks with soakage trenches