

**1197 Acton Road, Cambridge, Tas 7170**



**Sold House**

Tuesday, 15 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 20**

**Area: 1 m2**

**Type: House**

**\$1,300,000**

Privately nestled in a peaceful pocket of Cambridge behind the electric gates and the tree lined driveway, you will find this splendid home with a charming colonial style exterior. Set on an expansive 1.277 hectare block, it provides abundant space and serenity, making it an ideal haven for horse enthusiasts. Equipped with 4 horse paddocks with electric fencing and shelter, it caters perfectly to your equestrian needs. The property boasts a verandah that wraps itself around the front of the home, providing a picturesque vantage point to admire the breathtaking views of nature yet only 15 minutes to the city of Hobart. This amazing home offers 2 separate living areas, ideal for both unwinding and hosting gatherings with friends. The main living space showcases a warm and inviting ducted wood fire, while combined family and dining area provide additional flexibility. These interconnected spaces effortlessly flow into a private courtyard with a covered alfresco area equipped with a hot tub and TV. The home presents with 3 spacious bedrooms, all offering built in robes, the master suite has its own dressing room which could easily be turned back into the 4th bedroom and contemporary ensuite. The main bathroom services the remaining bedrooms and is equally as impressive in style and function with separate shower and corner spa. Discover the ideal harmony of privacy and seclusion in this remarkable home, thoughtfully situated in close proximity to all essential amenities. Enjoy easy access to schools, shops, transport, medical and recreational facilities. Whether you are a passionate horse enthusiast, large family or simply someone who cherishes space and privacy, this property caters to your unique needs. Claim your own piece of paradise and inspect this property now. Property features and inclusions:- 5 bay powered shed with polished concrete floors and hoist - Adjoining 43m<sup>2</sup> carport- Additional powered double garage and double carport - House is approx. 30 years old- Spanning approx. 213m<sup>2</sup> under roof- Formal lounge room with wood heater- Combined family/dining with choice of wood heating or heat pump- Self clean oven- Dishwasher- Induction cook top- Town water- Separate laundry with 3rd toilet- Polished concrete floors- High ceilings throughout- Timber Kitchen- Established trees and gardens- Timber French doors throughout- Tree lined driveway- Fully fenced- Covered alfresco space- Outdoor Spa- Garden shed and hay shed- Built in 1998- Insulation in ceiling- Council rates approx. \$2,200 pa- Ceiling storage with pull down stairs

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 inquiries to verify this information. Distances and time frames are approximate only.