

**138 Clarence Point Road, Clarence Point, Tas 7270**



**House For Sale**

Sunday, 22 October 2023

138 Clarence Point Road, Clarence Point, Tas 7270

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 8 m2**

**Type: House**



Peter Cooper  
0428602305



Brett Smith  
0427844043

## Offers Over \$995,000

Nestled discreetly with its backdrop of established native bushland, overlooking the expanse of the Tamar River, 138 Clarence Point Road is one of those properties that takes the breath away. Emerging through the trees one is captivated by vast, elevated water views and the sense of calm that prevails by virtue of the home's private setting. Open acreage leads down to one's own sandy beach frontage for fossicking, walks, swimming, kayaking. With over 20 acres of land, including fenced pasture with water, livestock can be accommodated, providing a wonderful lifestyle option. Two light-filled bedrooms on the lower level are to be found with a third bedroom option off the kitchen, currently used as an office. A further bedroom upstairs with its own deck and ensuite constitutes the Master bedroom. The vista from this height is magnificent, the deck generous for soaking up the scene over a summer evening wine or morning coffee. Spoilt with two living areas the main open plan lounge/dining/kitchen space opens directly onto a large outdoor deck running the full length of the house. The second sitting area is a more intimate nook below the Master bedroom. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.