

**1524 Esperance Coast Road, Dover, Tas 7117**

the property culture.

**House For Sale**

Tuesday, 21 May 2024

1524 Esperance Coast Road, Dover, Tas 7117

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1067 m2**

**Type: House**



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## Offers Over \$785,000

Positioned up high on the bank overlooking the turquoise water of Little Roaring Beach, this 4 bedroom, 2 bathroom home is amongst a small tightly kept hamlet of properties. Reminiscent of a Mediterranean village, Little Roaring is a gem along the picturesque coastal drive that meanders to Dover. The homes here are made up of holiday shacks as well as the lucky few who get to enjoy it all year round. Comprising of two levels, the upper level consists of an open plan living and fabulous kitchen, both with access to a covered balcony. From here you get great close-up views of the tall gum tree trunks that provide an ever changing set of colours throughout the seasons, through to the beach below and the open ocean beyond. Completing the scene is Bruny Island dominating the horizon with its mountainous terrain. Beautifully renovated to a high standard and cleverly thought through, this home is now bright and airy, with a warm and welcoming feel. The kitchen is chic and modern, yet maintains a lovely country style. Natural light fills the spaces with large picture windows and sliding doors that inviting the outside in. Completing the upper level, there are 2 bedrooms and a nice new bathroom with subway tiles from floor to ceiling. On the lower level a second living area is central to another 2 bedrooms, one has a sunroom, ideal for your visiting guests, the other makes a great study or home office. On this level is another nice new bathroom that doubles as the laundry. There is access to a quaint covered balcony off the living, also overlooking the glistening white sandy beach below. A great spot to sit back as the sun sets, lighting up the bay in golden light. Up the back, an outdoor decking with an enclosed garden full of seasonal colour provides another space to enjoy. This leads to a large covered shelter with a garden shed and a workshop. There are many spots to choose from when looking to sit back and take in the surroundings, even down the side of the home, a quaint deck provides another perspective on the views, or would make a great yoga platform. From Little Roaring Beach, a bush walking track leads you along the coast to Big Roaring Beach. This is a long white sandy beach with waves lapping the shore, perfect for those evening strolls or maybe a morning jog. This coastline is pristine, offering some of the freshest air and natural beauty synonymous with Southern Tassie. Just down the road is Dover, where you will find classic country town shops and services. Back the other way will lead into Geeveston, originally a forestry town, now with emphasis is on locally grown produce, cafes and even a wine bar. Here there is another small supermarket and a great butcher as well as doctors and hardware store. The main Hub of the Huon Valley is at Huonville, around 30 minutes by car and Hobart is only 1 hour away. Yet at Little Roaring Beach, you will feel removed from it all within a peaceful environment that is good for the soul. Please contact us for further information or to arrange a private viewing.