

# 167 Esperance Coast Road, Surges Bay, Tas 7116

the property culture.

## Sold House

Wednesday, 4 October 2023

167 Esperance Coast Road, Surges Bay, Tas 7116

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 1 m2

Type: House



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## Contact agent

Located within Tasmania's far south, this property offers a sunny NE aspect as well as a beautiful waterfront reserve position. Consisting of just over 3 acres (1.298hga) of park-like, mostly level grounds, there is a long private driveway that leads down the side boundary past the double shed and the ancillary accommodation, to the home which takes full advantage of this amazing location. The home is a passive solar design with double glazing throughout. During the cooler months when the sun is low, the morning sun streams into the spacious open plan living, kitchen and dining, trapping the warmth throughout the day. During the summer, the sun is high and the eaves are designed to shade the windows, providing a natural cooling. The vast open living also has reverse cycle air-conditioning, ensuring all year round comfort. Directly in front, a path leads to a super quaint pebble beach along the Huon River Estuary. Ideal for boating and fishing, kayaking and swimming, there is a lot to love about this position. Sit back and take in the calming atmosphere, listening to the breeze rustle through the trees and ponder the serene vista that will be always changing with the time of day and the seasons. There is something very soothing about water. From here you can moor your own boat out in front (subject to MAST approval), with a huge amount of exploring on your shores. Pop up river to Franklin and Huonville, or head down river to Port Cygnet Bay. Further afield will get you around the peninsula to Randals Bay or maybe a trip across to Bruny Island. The main home offers 3 bedrooms with 2 bathrooms and out the back, an ancillary accommodation has another 2 bedrooms complete with bathroom and open plan living. Ideal as a retreat for the older kids or a family member. Otherwise perfect to give your visiting guests their own space. Maybe derive a small extra income and make it visitor accommodation. Behind the ancillary is the original double shed. This is perfect to store the beach toys and maybe set-up a workshop. The grounds are basically level, making it an easy property to maintain. Currently the property consists mostly of vast grassy park-like grounds with a large section of beautiful natives that attract many birds including Blue Wrens and and Scarlet Robins. Overhead there will be Wedgetail Eagles soaring in the wind and you might even see the Sea Eagle too. This is a lovely location within a great area to explore the best of the south of Tassie. Down the road, Esperance Coast Rd winds its way along the coast line to the seaside town of Dover. Here you will find all your basic services. Back the other direction will take you into Geeveston, a quaint country town with everything you need. The hub of the Huon Valley at Huonville is around 30 minutes away and Hobart is accessible at around 1 hour. Please contact us for further information or to arrange a private viewing for yourself.