

# 167 Paper Beach Road, Swan Point, Tas 7275

## Sold Acreage

Tuesday, 21 November 2023

167 Paper Beach Road, Swan Point, Tas 7275

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 1 m2

Type: Acreage



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## Contact agent

This property offers a unique combination of character and contemporary design, ideally located by Paper Beach with stunning views of the water and gardens. Originally a 1920s cottage has been completely modernized with an architecturally designed extension, creating a stylish blend of old and new. The house is designed to connect with its surroundings, featuring abundant natural light and views from every room. The indoor living space seamlessly merges with an outdoor deck, perfect for alfresco dining and gatherings. The original cottage contains two bedrooms and a second living space, while the extension includes an open-plan kitchen, dining, and living area, a master bedroom, a main bathroom, and a powder room. The master bedroom boasts cathedral ceilings and garden views, while bedroom two offers water views and bedroom three has an ornamental fireplace. There's a second cozy living space with an open fireplace and river views. The garden is charming with mature trees, hedges, and productive areas for veggies and fruit trees. The property includes 2.5 acres with fenced paddocks. Huge improvements have been made to include a large hardstand area, commercial sized shed with hoist. The layout also includes a machinery shed, potting shed, double garage, and a versatile workshop. The location is fantastic, with easy access to the beach, river, and nature trails. The township of Exeter is just a short drive away, and Launceston is under half an hour by car. This property offers a rare opportunity to enjoy a unique home surrounded by beautiful gardens near the beach.