

# 190 Old Bernies Road, Margate, Tas 7054



## House For Sale

Monday, 3 June 2024

190 Old Bernies Road, Margate, Tas 7054

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 16 m<sup>2</sup>

Type: House

**\$1,650,000+**

Nestled in the serene landscape of Margate, Tasmania, 190 Old Bernies Road offers a captivating blend of sustainable living and refined comfort. Sprawling across 16.22 hectares, with approximately 10 acres enclosed by high-quality wallaby-proof fencing, this property harmoniously accommodates a diverse array of animals, including chickens, ducks, and sheep. The bushlands of this property are also home to some of Tasmania's much loved native flora and fauna, in particular the Tasmanian Devil and Platypus who regularly visit the property's dam and duck pond. There is a lookout on the property dedicated to watching the devils in their natural habitat, a truly unique property feature. The centrepiece of this idyllic setting is a meticulously presented, two-storey brick residence, exuding timeless elegance and warmth. Boasting three spacious bedrooms and two bathrooms, including one downstairs and two upstairs, each adorned with expansive built-in wardrobes and picturesque views of the verdant gardens and rolling countryside from the windows. The upstairs master bedroom has a sunny balcony from the large sliding glass doors. This is the perfect place to watch the sun come up over the trees. A welcoming ambiance fills the formal lounge and dining area, where gatherings are enhanced by the crackling embrace of a wood fire. Large sliding doors beckon to the wrap-around veranda, seamlessly blending indoor and outdoor living, ideal for entertaining or simply basking in the tranquil surroundings. The large home is serviced by an efficient solar hot water system designed to increase comfort and reduce running costs. The sun is captured by the large windows of the home bringing with it natural warmth and light. Adjacent to the main abode lies a charming self-contained studio, a haven of comfort and convenience complete with its own bathroom, laundry, and built-in wardrobes. Whether hosting guests or seeking an additional income stream through rental opportunities, this versatile space offers boundless possibilities. Lush gardens envelop the homestead, a tapestry of colours and fragrances that evolve with the seasons. A dedicated vegetable garden and enclosed fruit grove ensure a bountiful harvest year-round, adding a deliciously sustainable dimension to daily life. For those who enjoy nature's true beauty, there is a beautiful waterfall to be found during the wetter months and is accessible through a bush track not far from the home. For the industrious souls or creative enthusiasts, you will enjoy the large workshop, boasting two spacious bays, a robust concrete slab, and the convenience of three-phase power. Whether pursuing passion projects, storing equipment, or indulging in hobbies, this versatile space is a sanctuary for productivity and inspiration. This immaculate property epitomises the essence of sustainable luxury, offering a harmonious blend of refined living spaces, bountiful gardens, and functional amenities, all nestled within the embrace of Tasmania's breathtaking natural beauty. You will find this property just 30 minutes from the Hobart CBD and approximately 8 minutes from the heart of the bustling township of Margate making access to schools, shops and services a breeze. With so much on offer, you simply must see for yourself. Enquire today to book your very own private inspection. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.