

194 Off South Road, Nugara, Tas 7256

House For Sale

Thursday, 13 June 2024



194 Off South Road, Nugara, Tas 7256

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 19 m2

Type: House



Sue Gratton

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Contact Agent

'Wedge House - King Island' represents a unique opportunity to secure an exceptional, state-of-the-art beachfront masterpiece on pristine acreage with impeccable sustainability credentials. It boasts breathtaking views over the Southern Ocean, a secluded beach and epitomises the ultimate in privacy and sophisticated living. Discreetly located down a private road, a stunning ocean vista unfolds as you arrive at 'Wedge House.' Almost immediately, the cares of the world begin to float away as this completely sustainable, off-grid, architect-designed home cantilevers out over the landscape, providing views from the living area that have to be seen in person to be truly appreciated. Entering the home via the internal courtyard, the attention to detail is apparent, every piece of timber placed by hand in what could be described as its own art installation of locally sourced macrocarpa pine of mixed width and thickness, mounted on black background, flowing throughout the home in stages of representation, providing not only an aesthetic but acoustic triumph. With refracted Wi-Fi-controlled lighting and no downlights, the ambiance of the building is unmistakable. The living and entertaining space opens up to magnificent 180-degree views over the Southern Ocean. The entertainer's kitchen, created in sophisticated black and stainless steel, sits beautifully aside the wood and concrete flooring and does nothing to diminish the spectacular views. The living zone boasts a built-in Bose surround sound system for listening to some soulful jazz on a winter's day. Two light-filled bedrooms and a stunning bathroom with artisan-made vanity and European laundry complete the accommodation zone, with the potential for a separate accommodation/work/study wing at the rear of the external courtyard if desired. Boasting a 7.2-star energy rating and all amenities for year-round island retreat comfort: burnished concrete flooring, double glazing, insulation, 10kw solar system and 16kw lithium battery storage with a back-up generator, 88,000-litre water tank with 6 stage water filtration system and gas hot water system. Set on 49 acres of coastal vegetation and with 750 metres of its own coastline, this holding is a haven for the soul and home to shearwater rookeries, amongst other wildlife, including wallabies, sea eagles, echidnas, duck, turkey, and native bird species. Rock pools for recreational fishing, diving, and scuba diving, and even a little surfing on a good day. Star gazing of an evening and perhaps catch a heavenly display the Aurora Australis provides. King Island boasts a remarkable renewable energy record from sources, including wind, solar, and potentially wave power, within the next five years, unquestionably ahead of the curve in sustainable and ecological practices within Australia. The island is home to world-class golf courses, surf beaches, and renowned King Island produce, including beef, cheese and dairy, lobster, and more, all within a dynamic and culturally robust community. Abundant infrastructure, including a hospital, early learning and childcare centers, cafes, and restaurants. Has won the Tasmanian Sustainable Communities Award, acknowledging the island's economic strength is underpinned by a resilient and involved community. 'Wedge House - King Island' offers the quintessential sea change opportunity to embrace sustainable coastal living encircled by a stunning beach on pristine acreage with abundant potential for further development. Located on this remarkable island, it is just 15 minutes from Currie CBD and King Island Airport - a 30-minute flight to Tasmania and a 35-minute flight to Melbourne. For further information or to arrange a private inspection, please contact Sue Gratton on - 0407 599 559 or email - sue@circaheritageandlifestyle.com.au