

240 Gellibrand Drive, Sandford, Tas 7020



Sold House

Monday, 6 November 2023

240 Gellibrand Drive, Sandford, Tas 7020

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 1 m2

Type: House



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\$930,000

Perfectly located within a 500m walk to the beach from the back gate occupying level acreage that extends over 4.8 acres is this spacious level access / completely level newly painted home on over 400m² total approx. area all-inclusive with a wrap-around veranda, lovely gardens, well maintained grounds, and 3 fully fenced near-level paddocks just ideal for horses and hobby farming. 240 Gellibrand is just 35 minutes to Hobart, 15 minutes to the airport and around 10 minutes to retail/gourmet shopping including: TCM market, Hill St Grocer at Lauderdale plus the new Glebe Hill precinct (Coles) and Howrah, and there is plenty of public transport nearby. The home has been occupied for over three decades and has been the perfect place to raise a family and it has come time to pass the baton on to the next family for years to come! Set back from the road, the property is very peaceful and tranquil and also features a large car port, a double garage plus utility areas. Head on out the back gate and you will find the beautiful Tangara Trail just perfect for walking, running or cycling and for kids to set up life long memories in this pristine environment, including at the beach by foot within approximately 500m of the back fence. Key property features:

- Private & serene setting: large, enclosed front garden, with the relaxing sound of a fountain
- House is rich with natural light & enjoys all-day sun
- 4 bedrooms, all with built-in robes
- Large walk in pantry and plenty of storage through
- Multiple living zones
- Master suite, with walk-in robes & a large ensuite
- Modern main bathroom in neutral tones
- Separate toilet adjoining main bathroom
- Double entry doors into small foyer
- Generous living area on right, access via sliding glass door to a large alfresco BBQ area.
- A separate, informal dining & living area on the left flows to the open-plan kitchen. A sliding glass door opens to the fully fenced back yard, making it very family friendly.
- 2 heat pumps keep the house comfortable
- 3 fenced areas (rabbit-proofed front & back yards & an additional veggie plot)
- Craft studio, with sink & running water, adjoins the garage.
- Small dam, with petrol pump for irrigation
- 6 kw solar panels
- Solar hot water (evacuated tube)

Location:

- 240 Gellibrand Dr is located on 'Paradise Peninsula'
- 10 mins from Lauderdale, with a choice of independent markets, Post Office & local eateries
- 10 mins from Lauderdale primary school
- 'Piece of Pie' shaped block, house situated away & hidden from the road
- Privacy: house sits well back from the road, behind screening trees, with only one neighbour
- Level block, with easy access via a circular driveway
- Ample parking, with a 2 car garage & a large, flat parking area (adjoining carport)

Beauty and the Beach:

- Step out the back gate onto the Tangara Trail
- Easy 5 min walk through the (Mortimer Bay Coastal) Reserve to the beach
- Close proximity to other local beaches & walking trails
- Serenity: enjoy the birdwatching & local wildlife (wallabies, echidnas, bandicoots, pademelons)

The Mortimer Bay coastal reserve lies right on the doorstep and offers a multitude of stunning birdlife, fishing opportunities, and popular walking and horse riding and tracks, including the Tangara Trail, all just minutes from the property.

Year Built: 1998
Construction: Brick
Roof: Colourbond

Get to know Sandford
Sandford is a highly sought-after family community with many of the residents enjoying acreage lifestyle whilst enjoying the quiet beaches and bush trails. Sandford is popular amongst walkers, horse riders and mountain bike riders. Approximately 25 min drive to the CBD and Airport with many local shops, cafes, schools and shopping centres close by. Regular regional bus transport is also available to the area.

About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania, plus many other projects, Hobart remains a solid city to be investing in. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.