

# 252 Hastings Bay Esplanade, Hastings, Tas 7109



## House For Sale

Tuesday, 11 June 2024

252 Hastings Bay Esplanade, Hastings, Tas 7109

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 10**

**Area: 5 m2**

**Type: House**



Renee Vanson  
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## Best Offer Over \$1,400,000

Located in one of the Southernmost parts of Australia is a haven hard to beat. From the moment you enter the property, your mind clarifies and unwinds from the hustle and bustle of today's frantic world. Solar passive is what springs to mind as I begin to describe the many features this property has to offer. The property is completely off grid and incorporates solar electricity (12 x Sonnenschein batteries, 8 x solar panels with back up, diesel generator to powerhouse and shed at 240 volts). Hot water and gas cooking is via bottled gas and there are 3 gas points connected to accompany the free standing wood heater in the colder months if required. All windows and sliding doors are double glazed and the home is fully insulated. The galley style kitchen is well appointed with a large pantry, stainless steel appliances and two entry points for versatility. As you walk through to the living areas, you are captivated by the floor to ceiling, double glazed windows and sliding doors that lead out to the wrap around timber deck that incorporates a mesmerizing view, looking out over Hastings Bay, Hudson's Point and Pebbly Beach. Stroll through the wide hallway to a second living area that could also convert to additional accommodation if required. These living areas along with the main bathroom and spacious second and third bedrooms are all located on the middle level of the home. The upper level of the home is where you will find the master bedroom with a walk in robe and a well appointed ensuite overlooking yet again the stunning water views. The lower level of the home consists of the laundry and a third bathroom and there is additional space to convert into more living space with structural soundness in place to do so. The 13x10 meter colorbond workshop has a cement floor, 240 volt power availability, a second laundry, bathroom facilities, various access points and high entry level access points for larger vehicles or machinery. In addition to this improvement, there is a wood storage shed, power shed and a metal storage container that is home to a fantastic fire fighting setup, providing you with that sense of safety in the summer months. There is also additional undercover parking with internal access to the home via the lower level. Located on just under 14 acres of tall timbers creating privacy and the beautiful sound of birdlife, there is a dam on the property and a fenced dog exercise yard with internal access to the home. The land around the home is accessible and cleared for ease of access and peace of mind. In addition, take a relaxing stroll down to the registered boat ramp that you can launch in any tide. There is also a sandy beach area for the family to enjoy adjacent to the ramp or enjoy a river swim day or night. Of an evening, sit out on the deck or lay in bed and drift off to sleep watching the amazing star life in the sky - literally millions to mesmerize you. Many photographers travel to these locales to try and capture the "Aurora Australis" light shows. The property is currently operating as a popular AirBnB which is managed by Essentially Tasmania. Figures and additional information is available upon request and signing a confidentiality statement. Hastings is located 1.5 hours drive South of Hobart on an arterial highway and is a tourist route for those wishing to enjoy attractions such as Hastings Caves, the beautiful sandy beach at Southport or a counter meal at Australia's most Southern Pub, the Southport Tavern. The property is being sold on a walk in walk out basis (tractor is excluded) and the décor, linen, and kitchen facilities are as new, complimenting this gorgeous residence for guests to enjoy whilst they take in the clean experience Southern Tasmania has to offer. Viewings for this amazing property are strictly by appointment only and notice is required to view. Call Renee to arrange a personalised viewing of this sensational property.