

# 26 Pambulla Road, Nicholls Rivulet, Tas 7112



## House For Sale

Thursday, 21 March 2024

26 Pambulla Road, Nicholls Rivulet, Tas 7112

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 3295 m2**

**Type: House**



Amber Leighton

## Offers Over \$1,250,000

The glamorous Port Cygnet House is a standout, sitting high in a prestigious subdivision on the outskirts of Cygnet. This incredibly unique property is a stylish and sophisticated addition to the Huon Valley. Surrounded by expansive views, yachts coming and going in Port Cygnet Bay and beautiful rolling farmland, ever changing, and always engaging, creating a penthouse feel. Built to an exceptional level of detail and energy efficiency, with design elements that perfectly combine, fun and functionality, you are sure to be impressed on inspection. This bespoke two-bedroom 2 bathroom, fully furnished residence, was purpose-built as luxury guest accommodation in 2022. It is the perfect holiday home to immerse yourself in Southern Tasmania or permanently enjoy making it your forever home. The open plan kitchen, dining and lounge with its deep-coloured cabinetry and copper highlights, has absolutely stunning views over Port Cygnet Bay. From here, you can access either one of the spacious decks; the open patio has a built-in bar overlooking the bay and the covered entertaining area at the front of the home is an exceptional spot to gather with friends. Pops of fun and fantasy are found throughout the home, along with surprising details designed to delight. From copper curtains to intricate door handles and textured wide doorways, each element of this property was thoughtfully considered and perfectly executed. It's been designed and set high to easily accommodate future additional bedrooms and garages underneath. There are two luxurious master bedrooms, each offering their own unique personality; at the Northern end, you will find the large light-filled suite, with its underfloor heated ensuite and dressing room. The moodier bedroom at the other end of the house is wrapped in deep shades of black which allow the water views to take centre stage. This suite provides a separate large walk-in wardrobe, as well as its own underfloor heated ensuite and dressing room. Currently the 20 foot fully insulated container is set up as a workshop. The land size is generous, with over 3295m<sup>2</sup> on offer. An additional attached DA approved 1000m<sup>2</sup> block is also available for purchase with stunning water views. Perfect for the savvy investor to land bank for future development or enjoy now as a lifestyle block. This wow factor property absolutely must be seen in order to be properly appreciated. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries to determine whether or not the information is, in fact accurate.