

**264 Brightwater Road, Howden, Tas 7054**



**House For Sale**

Wednesday, 13 March 2024

264 Brightwater Road, Howden, Tas 7054

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Area: 1 m2**

**Type: House**



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## Best Offer Over \$1,450,000

This is a magnificent 1.265 hectare (a little over 3 acre) property of gently sloping land with beautiful, panoramic views over North West Bay and beyond to the Snug Tiers, over the rural landscape to Kunyani / Mount Wellington and much more. Given its elevated position the home is bathed in all day sun. Entry to this "country estate" property is via a gravel driveway winding through an avenue of trees to the impressive double storey, contemporary "Mediterranean" styled home. From the parking area there is an expansive paved, walled courtyard (so sheltered and an ideal place for breakfast) leading to an enclosed sunroom and through to the main entry. The tiled and light filled foyer is a double storey void with magnificent timber stairs leading to the upper level. To the right is the main wing of the home featuring a very spacious and open plan family / dining / ("chef's") kitchen area with stone bench tops, loads of storage and adjacent laundry with a side door to a fenced garden courtyard with raised garden beds, fruit trees etc. There is a large lounge room with extra high raked timber ceilings, solid timber floors, feature gas fireplace .... and of course, lots of large windows making the most of the views. Off the lounge is a large sun deck with jarrah boards. Also at this level is the large master bedroom with a wall of floor to ceiling wardrobes, a second bedroom and an excellent ensuite / 2nd bathroom with claw foot bath, timber vanity, feature tiling etc. To the left of the Entry you will find 2 bedrooms, the family bathroom and a very large 2nd living room with small kitchenette and its own separate entrance. This wing of the home could be a great teenage retreat, or guest accommodation, or a "granny flat", it has previously operated as a Bed and Breakfast .... whatever you could imagine? At the upper level there is a lovely family / games / craft room and an extra large 5th bedroom currently used as a study / den. Heating .... There is under floor heating in both bathrooms, a Daikin heat pump in the kitchen / dining area, a gas heater in the lounge, and if that's not enough there is a positive pressure, filtered heat transfer system servicing the whole home (ideal for people suffering from asthma, hay fever etc.) You will never be cold in this home! The whole home is very energy efficient with double glazing in all living areas and the upper-level study, 30 kw of solar and of course there is the all-day sun! Apart from the amazing house, there is a double carport, large workshop with mezzanine, various garden sheds and storage options, tunnel hot houses (with chillies, bananas and more), rose garden and more garden beds, outdoor dining area set amongst some soaring gum trees, 120,000 + litre water tanks, full fire protection system (sprinklers, pumps) ..... and, did I mention the full size "en tout cas" Tennis Court!? There is so much more to share about this amazing property .... too much really. Best you come and experience it for yourselves.

- Magnificent 1.265-hectare property
- Panoramic views over North West Bay and beyond
- Energy efficient home with double glazing in all living areas and study, plus 30kw solar panels
- Double carport, large workshop with mezzanine, various garden sheds and storage options
- Full sized tennis court and so much more!

Call me today to arrange your personal inspection.