

292 Leighlands Road, Evandale, Tas 7212

livinghere

Sold House

Monday, 14 August 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 2 m2

Type: House



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\$1,600,000

We offer to you a truly extraordinary opportunity on the outskirts of Evandale - a 6.7 acre riverfront home nestled within the once sprawling grounds of neighboring heritage-listed colonial homesteads. This unique property offers a serene and picturesque setting, combining the charm of a humble farm-style cottage with the modernity of a contemporary extension. The street-facing facade exudes rustic simplicity, welcoming you with open arms. Set against the backdrop of the top paddock, this property exudes a warm and welcoming atmosphere. Passers-by and visitors are greeted by a picket fence and beautifully manicured formal gardens, inviting them to explore further. The riverfront side reveals an impressive two-story contemporary extension housing modern living areas and a games room. Seamlessly blending old and new, this aspect highlights the property's grandeur and its ability to cater to modern living. It further engages directly with over 170m of river frontage that extends right into the waters with the property enjoying the benefits of riparian rights. The upper level offers versatile sitting areas, providing cozy nooks or formal spaces to enjoy the picturesque views. The generously proportioned riverfront verandah blurs the line between indoor and outdoor living, offering an additional room under the roofline. The open and spacious living areas are flooded with natural light through large laminated windows, designed for thermal and acoustic efficiency. Enjoy outstanding rural and river views from multiple sitting areas, perfect for relaxation or entertaining. The modern kitchen boasts profiled joinery and quality appliances, and a walk-in pantry for culinary convenience. The master suite is a tranquil retreat, filled with natural light and featuring a luxurious ensuite with ample storage. A dedicated office space, a well-designed family bathroom, and two large bedrooms complete the upper level. The lower level presents limitless possibilities - a large-scale games room, a third bathroom, and another potential bedroom. There is also a home cinema, music room and the capacity to set up the space as a self-contained studio. With various outbuildings, the property also includes a detached garage, stables, and sheds for added functionality. With its picturesque grounds, indoor and outdoor lifestyle, and riverfront access, this 6.7 acre property is an extraordinary opportunity to own a beautiful and significant estate property minutes from the airport and only a short drive back to the Launceston city. Arrange a private viewing today and experience the magic for yourself.