

30 Cemetery Road, Premaydena, Tas 7185

House For Sale

Sunday, 22 October 2023



30 Cemetery Road, Premaydena, Tas 7185

Bedrooms: 4

Bathrooms: 3

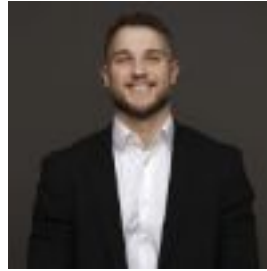
Parkings: 3

Area: 2 m2

Type: House



Cam Rogers
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Matthew Macdonald
0429229087

Contact Agent

Presenting 43 Degrees South, a masterful creation by acclaimed architect Thomas Bailey of Room 11, completed in 2016. Set on approximately 2 hectares of land, this exceptional residence embraces its Eastern perspective over Norfolk Bay. Separated from the water's edge by traversable council land, this property is a pinnacle of design combining panoramic water vistas and refined elegance amidst tranquil surroundings. Through grand double timber doors, the entrance opens into the Tas Oak adorned living area framed by floor-to-ceiling glass, magnifying the serene water panoramas. Flowing seamlessly, this space connects to the dining area and an expansive spotted gum deck. The kitchen is well-equipped with Neff induction hot plates, dual wall ovens, and an integrated microwave, nestled within bespoke Tas Oak cabinetry adorned with stainless-steel countertops. The generous centrepiece island becomes a haven for entertainers. Extending from this focal point of the home, the distinct wings offer versatile privacy. The northern wing caters to accessible living, featuring a cozy sitting room with an open fireplace and two bedrooms. Wheelchair-friendly design is evident in the master suite with its luxury ensuite, while the second bedroom enjoys convenient access to a main bathroom. A family room with an enchanting fireplace completes this wing. The southern wing serves as a parental or guest retreat. The expansive master bedroom boasts breath-taking water views, a walk-in robe, and an ensuite. The fourth bedroom currently functions as an office and library, embracing the same captivating views, accompanied by a nearby powder room. This serenity is complemented by the convenience of being approximately 10 minutes away from the neighbouring Nubeena shops, a medical centre, and more. Nestled approximately 1 hour and 20 minutes from Hobart, this residence marries seclusion with accessibility. The home also possesses additional quality of life features such as ducted reverse cycle heating, wired WiFi, capacity for connection to Starlink and a Tesla charging station that doubles to keep the property powered for approx 3 days off mains power. Please contact Cam on 0475 002 814 or Matthew on 0429 229 087 for further information, or to arrange an inspection.* The Vendor reserves the right to accept an offer prior to the close of the Expression of Interest period