

31 Roches Beach Road, Roches Beach, Tas 7170



Sold House

Wednesday, 4 October 2023

31 Roches Beach Road, Roches Beach, Tas 7170

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 2 m2

Type: House



David Gunning
0438447996



Ashley Allocca
0362324999

Contact agent

The dream of having your own horses on your own property, is now a reality. You can even watch them from inside the comfort of this beautifully renovated family home! Paddocks mostly designed around a track system (8 paddocks in total), a large shed/stables for year-round shelter and round yard, this deceptively large family friendly home is sun-drenched, contemporary inside, versatile, and incredibly practical with the finishes and layout for life on the land. With direct access onto the Tasmanian Equestrian Centre and with the Tangara Trail across the road, there is no shortage of relaxing horse/bike rides and walks on your doorstep! The home is double glazed with plans available to easily incorporate an ensuite and walk-in robe into the fourth bedroom if needed. The north facing aspect of this single level home ensures year round sun, streaming through the impressive number of double glazed windows and doors that give this home a real connection to the land around you. The living spaces were the focus of the renovation, being the hub of family activity with young children. The open plan kitchen/dining space is enormous with a 3 metre silestone island bench, perfect for before school breakfasts and after school snacks, and has underfloor heating in the kitchen for year round comfort beneath the floorboard look-alike tiles. A surprise walk-in pantry is large enough to house a vertical freezer and is ideal for hiding appliances and housing a stockpile of food! These tiles continue through to the laundry, toilets, entrance hall and bathrooms for the practical comings and goings of living on the land. The glassed entrance hall could easily be used as a study nook and also has tiled underfloor heating. This light-filled space acts as a linkway separating three of the bedrooms and the main bathroom from the expansive living/entertaining areas. This entrance, creates a perfect buffer for families who love entertaining while younger children sleep undisturbed in the bedroom wing, still remaining within earshot. Corn carpet throughout is soft and low allergenic in the bedrooms and lounge. The spacious lounge overlooking the front courtyard entrance, can be closed off with a cavity slider between the open kitchen/dining area or left open for a fabulous open feel. New wardrobes in three of the bedrooms provide ample storage in addition to the other storage cupboards throughout the house. The bedroom and bathroom wing is linked to the main living spaces by a modwood deck off the central hub of the home requires no maintenance, and is the perfect space for family barbeques or just sitting out in the sun enjoying the distant water glimpses across Frederick Henry Bay, or watching the birdlife and horses as they graze or frolic in the paddocks around you. Outside, there are multiple sheds and outbuildings for accommodating bikes, tools, machinery and horse feed/hay in addition to the two bay stable and shelter which can be left open or divided depending on what you are doing with your horses. Either way, your horses can always get out of the weather on those days when you may not get home in time to rug them before the weather changes or if they need to escape the harsh sun. On town water, two powder rooms and a gorgeous bathroom with double vanity and underfloor heating, this really is a warm and welcoming home, offering a country lifestyle less than 25 minutes drive to the city. Just move in and enjoy the tranquility, the privacy and the convenience of this surprising home...and bring your horses...they will love you for it!