

**311/1583 Nubeena Road, Nubeena, Tas 7184**



**House For Sale**

Saturday, 16 December 2023

311/1583 Nubeena Road, Nubeena, Tas 7184

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 201 m2**

**Type: House**



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## Offers Over \$480,000

• Spacious solar passive 2 bedroom, 2 bathroom home on eco-friendly property • Connected to State electricity, sewerage & NBN and self-sufficient in water • Strata Title lot on 9.3 ha of shared community facilities, bushland and creek • Community facilities include veggie gardens, orchards, BBQ area, large kitchen, playground, gym, sauna, tennis courts, EV charger, meeting and dining rooms Overlooking beautiful pastureland and wooded hillslopes this meticulously cared for 112m<sup>2</sup> house and verandah was built just one year ago using the modern ecologically sustainable building principles of passive solar design, breezeways, insulation in all floors, walls and ceilings, and high quality double-glazed windows and doors to create a comfortable and cosy home year round. Light filled and north facing, the open plan kitchen, dining room and lounge room flows onto an expansive undercover verandah via wide glass sliding doors. The kitchen boasts quality appliances, generous cupboards and drawers and a highly sought-after large walk-in pantry. This well-designed home has loads of storage spaces in the two large linen / laundry closets and two built-in wardrobes. The king-size main bedroom, with ensuite, is large enough to also accommodate an office area, reading nook or snug lounge area. The external door to the back porch could turn this main bedroom into a convenient spacious office for a home-based business or an ideal bedroom with private entry for a teenager, a carer or B&B guest. For convenience, enjoyment and privacy both bedrooms have their own wall mounted connections to the NBN and to the TV aerial. Good use of space extends to the combined bathroom and laundry adjacent to the second bedroom, again with a convenient external door to the back porch. Other energy efficiency features include the Chromogen hot water system, LED lighting throughout and wool carpets. Abundant clean filtered water is supplied from a 22,500 litre stainless steel water tank for all domestic purposes and the community non-potable reticulated water system for gardening and fire fighting. Conveniently located on the Ecovillage's internal one-way Ring Road the house is just one minutes' walk to the cluster parking bay and two minutes walk to the community 'Shed' for (optional) meetings and monthly community dinners. Lot owners need to become members of the Tasman Ecovillage Association. More information about the Ecovillage, the community's vision and values and photos of the beautiful surrounding area can be found at the website <https://tasmanecovillage.org.au> Within easy walking distance to the district school and local shops, the ecovillage has the good fortune to be located in Nubeena, the largest centre on the Tasman Peninsular, and on the picturesque Parsons Bay. Other facilities and amenities in the Nubeena area include a pharmacy, a medical centre, Bendigo Bank, two IGAs, a hairdresser, two cafes, a hotel / tavern, Ex-Services Club, Post Office, skateboard park, the Peninsular Aquatic Club police station, aged care facility, ambulance station, fire brigade and nearby, the stunningly beautiful White Beach and world-renowned State Reserves and National Parks. A fulfilling enjoyable lifestyle awaits you in this tree-change and sea-change! Call now for further information and to book a personal inspection. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. Distances and time frames are approximate only.