

**3458 South Arm Road, South Arm, Tas 7022**



**House For Sale**

Monday, 18 March 2024

3458 South Arm Road, South Arm, Tas 7022

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 501 m2**

**Type: House**



Colin Miller

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## Offers Over \$695,000

Vibrant South Arm has become exceptionally popular as newcomers discover what locals have long known, and this striking beach home with family-sized accommodation is just what you've been looking for to upsize your lifestyle! Refurbished with a cool seaside vibe, this beautifully presented and light-filled home with calming water views and close proximity to the beach will ensure you and your family live your best life. Serene neutrals on the walls create a restful retreat in keeping with the allure of being near the water. There's an energy efficient solar panel system and new reverse cycle air conditioner to keep you comfortable in all seasons. The floorplan is open and flexible with four bedrooms upstairs, a powder room and main bedroom featuring a contemporary ensuite and walk-through wardrobe. A private balcony off the main bedroom offers magnificent water views. Downstairs you'll find a living room plus separate media area, a dining nook and exceptionally slick kitchen with polished concrete benchtops and high-end appliances, including a Smeg 5 burner gas stove and extra-wide electric oven. The fully-fenced yard features a brick alfresco dining space to entertain guests with a BBQ and firepit crackling, and plenty of space for kids and pets to embrace the outdoors. Keen gardeners will appreciate the connection to the bore which produces approx. 800 litres of water per hour. An easy two minute stroll to the crystal clear, turquoise waters of Halfmoon Bay ensures you can restore the soul every time you hit the beach! Halfmoon Bay is a safe swimming beach, a perfect spot for kayaking and paddle-boarding, and near to excellent fishing spots such as the popular 'Pigeon Holes'. Launching ramps just a couple of minutes drive away at South Arm and Opossum Bay offer plenty of adventures for boaters. After a fun day on the water enjoy the incredible dusk views from your upstairs timber balcony, with kunanyi/Mt. Wellington in the distance and stunning views across the Derwent to Bruny Island. The sunsets from this vantage point really do take your breath away. South Arm is a welcoming community featuring a general store, cafe, primary school, pharmacy, RSL, golf course, hairdresser, skate park, sports oval, tennis court, multiple playgrounds and excellent surfing spots all just a few minutes away by car. A picturesque fifteen-minute drive away is the Lauderdale shopping precinct, with the Hobart CBD just an easy 35-minute commute. A coastal lifestyle is all about relaxation, calm and making every day feel like a holiday. The 'Paradise Peninsula' as locals call it offers all of this and more, so register your interest early. Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.