

# 350 Resolution Road, Adventure Bay, Tas 7150

## House For Sale

Sunday, 11 February 2024



350 Resolution Road, Adventure Bay, Tas 7150

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



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## Offers Over \$850,000

Nestled amidst the serene embrace of nature, this dreamlike residence stands as a testament to luxury and tranquillity on Bruny Island. Enveloped by lush, peaceful forests and located just moments away from the breathtaking Adventure Bay beach, Hanssons Beach, and the renowned 'Quiet Corner' swimming spot, this expansive 2.75ha (6.79-acre) property is a private sanctuary offering a blissful retreat. The stately home, thoughtfully designed over four levels, seamlessly integrates modern conveniences with the mesmerizing beauty of the surroundings. With four large bedrooms, two bathrooms, and two distinct living areas, this residence is both spacious and inviting. Each level captures enchanting forest views, with the living/dining and upstairs balcony showcasing the nearby blue of the ocean in its vista. Off the entry foyer there is an impressive bedroom accommodating a super king size bed and enjoying a private deck accessible via glass sliders. This lavish room includes a large walk-in robe and adjoining bathroom. The lower level reveals a comfortable games room with an office nook, generous under stair storage and two double-sized bedrooms, both with wall-to-wall built-in wardrobes. A sunken bath in the relaxing bathroom adds a touch of luxury and there's the convenience of a separate laundry. From here, the deck overlooking the private forest can be accessed from both the games room and laundry, this then extends to a third entertaining deck with easy garden access. The piece de resistance on the third level is the open plan living/dining/kitchen, featuring attractive raked ceilings with exposed timber beams. Glass sliders open onto a balcony, perfect for watching the sunrise over Penguin Island or stargazing in wonder at the spectacular night sky! This inviting family living space is filled with light from windows in every direction. Views over the garden and backyard are enjoyed from the beautifully built Tasmanian Oak kitchen. There is a gas cooktop, quality appliances and walk-in pantry with new shelving, ample storage space and a benchtop doubling as a breakfast bar. The uppermost level, currently serving as the master bedroom, offers a tranquil retreat with the potential to also be additional sitting or lounge/office space. The home is kept cosy with the ambience of a wood fire heater and two reverse cycle air-conditioners on the lower two levels. A ceiling fan ensuring comfort throughout, and the property has felled and seasoned firewood and firewood storage. For those with furry companions, the home is pet-friendly, complete with reinforced glass pet openings installed in the main bedroom and downstairs living area. Beyond the living spaces, this property boasts a spacious garage with workshop shelving and this additional space could easily double as an artist studio or hobby room. The versatile floorplan of the home caters perfectly for large or blended families, and the property has a successful history as visitor accommodation for those aspiring to enter the Airbnb tourism market. The home has been lovingly maintained and amongst recent upgrades some improvements include new carpet throughout, freshly painted interiors, new bathroom vanity cupboards, new window furnishings and light fittings. The sale of the property can include all furnishings and whitegoods including the early settler living room furniture and retro fridge, subject to price offered. Fully fenced with seven gates, the house 'compound' provides easy access to the greater property, including a picturesque dam surrounded by forest fernery. Newly built boardwalk style steps from the limestone gravel driveway lead to the backyard and an outside entertaining area with fire pit. The outdoor space is a horticulturist's dream, featuring several raised garden beds, a hexagonal vegetable garden, and an orchard, all of which boasts over 60 fruits, vegetables, and herbs ensuring a bountiful and varied array of fresh produce. Recent earthworks have added additional usable land including space that now has a new hobby shed positioned near two sizable water tanks that total 5,500 gallons of rainwater storage. Another large pad has been levelled near the entrance that would be suitable for a four-car garage (STCA). Adventure Bay's local amenities, including the general store, cafe, park and tennis court, community hall, Bowls Club, boat ramp, and jetty, are only a few-minutes' drive away. Brimming with native wildlife, this slice of paradise is a haven for bird species and whether you seek an elegant island residence, a weekend retreat, or a promising business opportunity, this property offers the perfect blend of privacy, space, and natural beauty. Embrace an island lifestyle, where luxury meets nature in perfect harmony, for more information and to secure this unique opportunity, contact Laureen Wood also an island resident. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.