

**37 Andersons Road, Broadmarsh, Tas 7030**



**Sold House**

Wednesday, 13 September 2023

37 Andersons Road, Broadmarsh, Tas 7030

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 14**

**Area: 3299 m2**

**Type: House**



Tegan Rainbird  
0424677854

## Contact agent

Nestled in the idyllic community of Broadmarsh, this country property presents an exceptional opportunity to acquire a distinctive estate boasting a historic sandstone house and cottage, complemented by mesmerizing vistas of the Lower Jordan Valley. The spacious original three-bedroom farmhouse has undergone an extensive renovation, resulting in a warm and inviting home filled with character. Notable features include an open-plan living area, a generously proportioned sandstone kitchen, original hardwood flooring, and a sumptuous modern bathroom complete with a sauna. Two expansive sunrooms enveloping the main residence not only amplify the sense of space but also offer panoramic views that bathe the interior in natural light. Thoughtful additions include five double-glazed skylights and a Quadrafire fireplace, ensuring year-round comfort. Storage is abundant, with capacious built-in wardrobes, two substantial garages, and a beautifully landscaped garden replete with vegetable plots and an orchard. The property benefits from a connection to the town's electricity grid, supplemented by a recently installed solar system, including a Sanden hot water system, significantly reducing utility costs. Water supply is sourced from five tanks, augmented by an easement/pump house linked to a perpetually full nearby dam. The kitchen is thoughtfully connected to LPG gas. An integral part of this property is Arndell, a two-story cottage of historical significance, bearing the inscription "W Gunn 1845." While the cottage needs comprehensive restoration, it comes with full DA approval, complete architectural and engineering drawings, and a heritage report. All essential pre-approval requisites have already been fulfilled, making it an enticing prospect for an ambitious restoration project, a potential Airbnb endeavour, or a savvy rental investment. Conveniently situated just a 35–40-minute drive from Hobart, this property ensures an effortless daily commute. Broadmarsh is a mere 10-minute drive from the township of Brighton, where all essential amenities and shops are readily available. Adding to the appeal, the property abuts the renowned Elderslie Golf Club, offering serene walks and the chance to be part of a vibrant club and close-knit community. This property's myriad distinctive features demand an on-site inspection to truly grasp its allure and potential.

Historic sandstone house and renovated cottage  
Spacious, character-filled living spaces with modern upgrades  
Abundant storage, solar system, and panoramic valley views  
Arndell cottage with restoration potential and full DA approval  
Three bedrooms + study