

**39 Cairns Road, Surges Bay, Tas 7116**



**House For Sale**

Friday, 14 June 2024

39 Cairns Road, Surges Bay, Tas 7116

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Nyal Merdivenci

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## Offers over \$825,000

Discover the epitome of modern living with this architecturally designed gem, boasting an impressive blend of steel and 6mm cement sheeting cladding. This versatile floor plan includes multiple living areas that cater to diverse lifestyle needs. At its heart is a stunning open-plan living, dining, and kitchen area, perfect for both intimate family gatherings and grand entertaining. The kitchen is a chef's dream, featuring a large island bench, a Wamsler combustion stove, and high-end Artusi 900mm wide gas burner hot plates paired with an electric oven. A stylish bathroom and separate powder room provides family convenience. Situated in a sun-soaked, north-facing position, this quality residence is bathed in natural light throughout the day. The stylish bathroom, complete with double-glazed windows, adds to the home's charm and efficiency. Set on 4.61 acres, the property is ideal for a small hobby farm or those pursuing a self-sufficient lifestyle. The ample sheds, studio, and under-house storage offer practical solutions for all your storage needs, while the productive veggie patch and a total of five water tanks, supplemented by a natural spring, ensure an endless water supply - the owners haven't had to purchase water in years. Designed with sustainability in mind, this BAL 19 fire-rated property includes a state-of-the-art battery solar system that is connected to the grid, effectively reducing your power bills to zero. The usable land features a dam, man ferns, and a picturesque creek stream at the property's edge, creating a tranquil and serene environment. The additional mud room and studio further enhance the property's functionality, making it a perfect blend of luxury and practicality. The outdoor spaces are equally impressive, with sundecks that provide the perfect spot to relax and unwind, taking in the breathtaking surroundings. Whether you're sipping your morning coffee or enjoying an evening sunset, these decks offer a serene escape from the hustle and bustle of daily life. The combination of modern conveniences and rustic charm creates an inviting atmosphere that feels both contemporary and timeless. This property is more than just a home; it's a lifestyle. With its thoughtful design, sustainable features, and idyllic location, it offers a unique opportunity to live harmoniously with nature without sacrificing comfort or style. Don't miss your chance to own this remarkable residence that perfectly blends luxury living with environmental consciousness.