

**41 Cahill Place, Acton Park, Tas 7170**



**Sold House**

Thursday, 14 December 2023

41 Cahill Place, Acton Park, Tas 7170

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



Brendon Campbell

0408430919

## Contact agent

Resting gently on rolling hills of Acton Park is a superbly presented family home with three bedrooms, great open plan living, impressive kitchen and entertaining areas and exceptionally well utilized outdoor spaces. This home is truly a gem due to its location, design, and wonderful surroundings. If you have been looking for a place to call home in a semi-rural locality, not too far away from the city, with many modern conveniences while retaining a feel of near country living, look no further! Elegant presentation, generous wide driveway with outdoor parking, edged with meticulously maintained garden make this a well-presented and inviting home. The property lies on a gently sloping, sunlit hillside, with enviable views of the surrounding hills in a residential/rural setting as well as water views to the south-west towards Lauderdale, Frederick Henry Bay, and Ralphs Bay in the distance. Upon entering this delightful home, you will find yourself in a lovely entrance serving also as an office space with plenty of natural light, ideal for working from home. To your left you will discover a truly enviable kitchen, with an impressive island bench, sublime cabinetry, tiled splash back with lighting and phenomenal views of the countryside framed by a large side window. The engineered stone island bench cleverly conceals a double sink, provides generous bench space, and serves as a breakfast bar for three. There is also a small bookcase hidden underneath for all your cookbooks. Beautifully finished cabinetry provides plenty of storage space and recess for a large fridge. The kitchen has been fitted with modern appliances, including a stainless-steel oven, stainless-steel dishwasher, cooktop, and range-hood. Adjacent to this dream chef's kitchen is an open-plan dining and living area. Its heartwarming effect created largely by an unapologetically positioned wood-heater and large double glazed windows framing beautiful views and allowing in plenty of natural light. This space has been specifically designed for easy, comfortable living, relaxing by the fire in the cool months of the year and all-year round great entertaining. Elegant and easy to maintain wooden floors create an impression of a truly open and bright space. A ceiling fan and reverse cycle air-conditioning ensure your comfort all year round. From here large sliding doors open up onto a truly impressive covered outdoor deck with built in BBQ workstation, thus extending the living/entertaining space according to your needs. Two main and spacious bedrooms have been fitted with generous built-in robes and ceiling fans. The master bedroom is complemented with a functional ensuite with a free-standing basin and a shower. The third bedroom serves well as a nursery or guest room. The tranquility of these spaces can be attributed to plenty of natural light and soft colour palette. The family bathroom features an inbuilt bath with a shower with a screen and free-standing basin. Both the main bathroom and ensuite are consciously styled and designed for easy care. There is a separate toilet and a lovely well designed and very functional laundry with direct access outside for your convenience. Underneath the house you will find two separate storage rooms with plenty of potential for further development (S.T.C.A) and a garage. One of the most outstanding features of this property is its outdoor areas. There are two decks, the main one partly covered, providing generous space for outdoor furniture, and opening up onto magnificent views. There is a swing up clothesline here too for your convenience. The permaculture inspired and designed property features extensive vegetable gardens, a fenced established orchard / food zone. With over 120 varieties of edible perennial plants including apricots, cherries, blueberries, hazelnuts, plums, and avocados. With vast grassed and natural forest areas providing plenty of space and flexibility on how you would use these areas in the future. Acton Park is one of the most sought after residential/rural suburbs in Southern Tasmania. With easy access to shops and local businesses, schools, Tangara trail is located close by, and approximately 20-minute commute to Hobart CBD and even less to the airport. The Cambridge Business District is also only a short distance away. To view this truly special property contact Brendon on his mobile. 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 enquiries to verify this information. All timeframes and dimensions are approximates only.