

# 42 Midden Road, Primrose Sands, Tas 7173



## Sold House

Monday, 14 August 2023

42 Midden Road, Primrose Sands, Tas 7173

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 885 m2**

**Type: House**

## Contact agent

This exceptional property is just beautiful. A well-designed home, overlooking Carlton River. Built with entertaining in mind, everything about this property has been done with careful thought and planning. From the imposing split level main house to the gorgeous separate 1-bedroom unit, outdoor kitchen, both open and undercover entertaining areas, magical landscaping, workshop, storage and more. From the welcoming front entry, you step down into the large dining area, where its picture window, frames the Carlton River. Then through to the delightful kitchen, with its stainless-steel Bosch appliances, including electric under bench oven, gas hot plates, dishwasher, wine fridge and rangehood. There is also plenty of cupboard and bench space, a second sink and room for a large fridge. Stepping up from the dining area is the comfortable lounge room with wood heating and a reverse cycle heat pump and amazing views of the river. Access to the master suite is from the lounge room, with stairs leading to this cleverly designed room which offers both walk-in and built-in robes, in roof storage, stunning views and ensuite bathroom. Bedrooms two and three are on the entry level, which also has a cleverly designed space saving laundry, bathroom and separate powder room. An outdoor area that anyone would be proud of, via sliding door access from the dining room. Sit in comfort on the large undercover entertainment deck with new outdoor carpet, which leads you to the sunken outdoor dining area with one of the best outdoor kitchens I have seen: built-in Cordon Bleu barbecues, all undercover which then leads onto the courtyard with its dual pizza ovens. Built to the back of the block with its own deck is the 1-bedroom fully self contained unit, can be used as extra income, for teenagers, parents' or inlaws. Add to this a separate studio, numerous storage areas and some truly magical landscaping. Both the beach and river are close at hand, the resident wildlife, over the back fence, are like pets to the current owners and come for a feed most mornings. Situated just 20 minutes from Sorell and 45 minutes from Hobart, Primrose Sands is popular with retiree and commuters. There is also the potential for a rental income of over \$800 per week long term, or the opportunity for more if put into short term, or holiday accommodation! This property allows for so much opportunity! N.B. The details 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 inquiries to verify the veracity of this information.