

# 45 Acton Court, Acton Park, Tas 7170

## House For Sale

Saturday, 17 February 2024

45 Acton Court, Acton Park, Tas 7170

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 2 m2

Type: House



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## Offers in excess of \$2,450,000

Imagine coming home to this private acreage where luxury and convenience harmoniously coexist. This stunning sun-drenched property offers a captivating blend of spaciousness, elegance, and breathtaking panoramic views that stretch as far as your eye can see. As you enter, you are greeted by a Mark Linardi designed home, meticulously renovated recently and boasting five bedrooms with two additional rooms, currently used as a "his and hers" home office, providing ample space for both family living and professional endeavors. The versatile layout and high ceilings ensures a seamless flow between rooms, creating an atmosphere that is both open and welcoming. Expansive multiple living areas, including a large rumpus, offer opportunities for relaxation and entertainment, while an incredible abundance of storage, including a cellar, ensures that every item has its place, well out of sight! If your children love to play hide and seek, this home is "the bomb" for creating unforgettable family memories. When your children are not outside riding their bikes or scooters, brushing their pony, sitting around the fire pit roasting marshmallows, playing basketball or just hanging out with friends by the pool, they could be indoors in their own separate downstairs living/rumpus area playing games or watching a movie on a wet weather day! The generously sized bedrooms offer comfort and privacy, each adorned with their own picturesque view. The dreamy cloakroom as you walk in from the double garage, is "the luxury out of sight" room for school bags, sporting equipment, jackets and shoes. The three beautifully appointed bathrooms all showcase modern, stylish design and functionality with the ensuite shower making the most of the views and natural sunlight. The heart of the home lies in the large entertainers' kitchen, complete with a walk-in pantry and wine fridge. This space is designed to be the focal point for gatherings, where culinary delights and cherished moments are shared around the 3 metre long island bench. Two dishwashers, a walk in pantry, marble benchtops and two sinks all make catering for special gatherings easy. Even the laundry is large and sized to meet the needs of a larger family plus guests! This lower level also has one bedroom with a gorgeous bathroom alongside it, the perfect space for guests who will appreciate the separation from the other bedrooms. For those who enjoy fitness and wellness, a dedicated gym space off the double garage provides the perfect setting for maintaining a healthy lifestyle. Step outside and experience the extra magic of this property. The swim spa, large BBQ/entertaining area, and firepit with panoramic views create the ideal setting for entertaining friends and family. The separate three bay garage, located away from the main residence, is perfect as a workshop and accommodating those extra vehicles you don't use on an everyday basis. Situated on just under 5 acres of land, this property offers nature trails for riding, walking, or running, allowing you to fully embrace the benefits of country living without sacrificing the convenience of city life. Watch the beautiful sunrise from your backyard, and enjoy the serenity of the surroundings. You could easily fence the land for horses and take advantage of the Tangara Trail right on your doorstep....just 20 minutes drive to the City, 5 minutes to Cambridge Park, Seven Mile Beach and Lauderdale. With its three split levels, massive open plan living space featuring a beautiful bluestone/sandstone fireplace and surround, formal dining, and discrete areas for relaxation, this home provides the perfect balance between communal spaces and private retreats. Whether you're enjoying the serene nature trails, hosting a lively barbecue, or simply toasting marshmallows by the firepit, this Acton Park residence is more than just a house; it's beautiful, it's functional, it's a private haven for creating cherished memories with family and friends, set back from the road behind natural hedging and privacy gates...a place you would be incredibly proud to call your "home".