

**50 Davies Road, Lower Snug, Tas 7054**



**House For Sale**

Wednesday, 12 June 2024

50 Davies Road, Lower Snug, Tas 7054

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 7**

**Area: 3513 m2**

**Type: House**



Simon Medina  
0438299272



Ashlee Shaw  
0413185973

## Genuine Offers Above \$1,195,000

Escape the hustle and bustle of city life and embrace sustainable living in your own private sanctuary nestled alongside the picturesque Coningham Nature Reserve. **Sustainable Living at its Finest** With 7.5kw solar power and Tesla battery, septic system, and three water tanks, this home can offer a sustainable living experience, minimising your carbon footprint without sacrificing comfort. An established space for keen green thumbs will get you started on growing your own produce. Embrace the tranquility of living in harmony with nature while enjoying the convenience of modern amenities. **Spectacular Mountain Views** Indulge in ever-changing moody, misty, and sunny aspects of the majestic Mount Wellington/Kunanyi from your home. Whether you're sipping your morning coffee from the bay windows or unwinding after a long day on the deck, the panoramic views will never cease to amaze. **Spacious Kitchen and Living Areas** Entertain with ease in the expansive kitchen, dining, and living area featuring a large wood heater with heat transfer kit for year-round comfort. The breakfast bar and serving window connecting to the deck seamlessly blend indoor and outdoor living, perfect for hosting gatherings or simply enjoying the serene surroundings. A separate rumpus room provides a retreat for teenagers or play room for the little ones! **Comfortable Living Spaces** This residence boasts a thoughtful layout, offering two spacious bedrooms, a bathroom, and a living area upstairs, providing autonomy for teenagers, guests, or the opportunity to tap into the flourishing short stay scene. On the ground floor, a master bedroom awaits, complete with a bay window framing breathtaking views. Its ensuite exudes modern elegance, complemented by a walk-in robe for ample storage. Additionally, downstairs accommodates three more generous bedrooms, each equipped with built-in wardrobes, along with another contemporary bathroom and a separate toilet. **Creative Haven** Unleash your creativity in the separate shed, ideal for a home-based art studio or workshop. Let inspiration flow as you immerse yourself in the natural beauty that surrounds you, with native animals as your occasional visitors. Let the little ones explore the expansive backyard with its very own zip line and tree house. **Settle into Serenity** Immerse yourself in the tight-knit Snug community while enjoying the proximity to Coningham Beach, local shops, and an exceptional primary school. Embrace the laid-back lifestyle and endless outdoor adventures right at your doorstep. Don't miss this rare opportunity to own your slice of sustainable paradise bordered by the natural wonders of Coningham Nature Reserve. Schedule a viewing today and make your mountain retreat dreams a reality!