

**726A Sandy Bay Road, Sandy Bay, Tas 7005**



**Sold House**

Friday, 3 November 2023

726A Sandy Bay Road, Sandy Bay, Tas 7005

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 954 m2**

**Type: House**



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**\$4,300,000**

With artful detailing and functional design this impressive home presents modern luxury, style and sophistication in an enviable waterfront setting. Bathed in natural light it offers spacious free-flowing interiors and outdoor entertainment spaces with mesmerising views hard to find. An architectural award winner of the late 90's, still iconic, dramatically cantilevered toward the river and clad in patinated copper unaffordable today with no maintenance ever required. Behind the front facade the house has undergone an extensive reimagining and renovation to suit today's lifestyle with absolutely no expense spared. Set over two levels, it is exceptionally private by design and now showcases uninterrupted views from the Tasman Bridge to Betsey Island with the full length of the Eastern shore in the background while still retaining an intimate connection to the water and sea life directly below. Seamless living and dining areas and a designer kitchen with walk-in pantry flow onto a generous protected central terrace with pergola and built in BBQ designed for entertaining. The sublime master suite in a separate wing also has spectacular views, opens to the terrace, offers a generous walk-in robe and an expansive light filled marble ensuite with heated floor, double vanity and twin showers overlooking the water. The office/study adjoining the living area has a wall fireplace ideal for snug evenings, reading or working from home and can be opened to the views and the terrace. A large welcoming entrance, laundry, powder room and direct access to the garage completes this level. The lower level boasts two queen size bedrooms with floor to ceiling glass facing the waterfront each with custom built-ins serviced by a central bathroom with oversized bath looking out to the water. The deck on this level has an inbuilt cedar hot tub/spa with spiral stairs to the garden then taking you down to a smart new waterfront cabana just above the beach. In addition, the deck serves as the private entrance to the separate self-contained and superbly appointed one bedroom apartment designed for guest accommodation that could quite easily be used as a teenage retreat or other purpose to suit, utilising the internal access from the house as desired. Features include:

- Walls of floor to ceiling glass
- Motorized blinds
- European oak floors
- Custom ambient lighting
- Sky lighting
- CCTV security with phone app control
- Electronic front door entry and sliding front gate
- Extensive storage throughout
- Miele and Zip appliances, kitchen refrigeration
- Reverse cycle ducted air-conditioning/heat pump with climate and zone control
- Multi speaker in-ceiling sound system with app control
- 200+ bottle wine storage/cellar
- Oversized 2 car garage with plentiful workspace and storage
- 2 new additional car parking spaces
- Professionally re-designed, sub-surface irrigated, low maintenance landscaping
- Extensive outdoor lighting