

788 Primrose Sands Road, Primrose Sands, Tas 7173 **SaleByHomeOwner**
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House For Sale

Thursday, 13 June 2024

788 Primrose Sands Road, Primrose Sands, Tas 7173


Bedrooms: 1

Bathrooms: 1

Area: 556 m2

Type: House




Sale By Home Owner
1300609392

Offers Over \$565,000

The phone enquiry code for this property is - 6130 Have you ever dreamed of owning your very own weekend getaway near the ocean? Perhaps you'd prefer to live there permanently? What about an investment as an Air BnB or even a unique venue for special occasions such as a small wedding? The possibilities are endless & the great news is the hard work is already done. This is a truly unique property which has been thoughtfully designed & built with a focus on relaxation, entertaining & good times. A balanced blend of indoor & outdoor living spaces ensures that no matter the weather or your mood what you need is here - from soaking in a bubble bath under the stars to sitting around the roaring fire pot with friends on a chilly winter's night. There is just so much to this property it's hard to know where to start & the list of inclusions is almost endless so take some time closely examining the photos or better still come take a look around! As you step inside the studio its modern, yet uncomplicated design immediately draws you towards the main bedroom. Whilst the sheer size of this room is awesome it's the gorgeous & everchanging ocean views that will hold you captive! This is a great space to spend time relaxing & just imagine waking up to those views. The studio also contains a well-appointed kitchenette with quality appliances including a Smeg mini fridge, kettle, coffee machine & washing machine. Off this area you'll find the bathroom with a shower, toilet & handmade vanity complete with timber basin. There are multiple areas to this property giving you the flexibility to host a great gathering or provide solitude, relaxation & peace. Here is a basic rundown of each area & its current use... * 6x3 meter Colorbond 'Storage Room' with glass bi-fold doors & wood heating - currently used as a lounge room & meal prep area. This room comes with a red leather lounge, wood heater, fridge/freezer, Wi-Fi, security camera, induction cooktop, TV, mobile timber kitchen bench, wine rack, kitchen utensils + crockery & more... * Outdoor cooking area - feeding the masses or just a few hungry friends? It's pretty easy with this setup including BBQ, Webber, gas bottles, bins & prep area. * Undercover entertainment area set up with a Tasmanian made 8 Ball table, gas heater, table & stools & there's even a coffin inspired light shade. * Stage area - regularly used as a stage to host some talented Tassie music artists this area comes with a drinks fridge, ottoman & chairs. * Storage room currently used as a spare bedroom - ideal for guests that 'need' to stay the night, this room has a built-in bunk bed (double on the bottom & single on the top) bedside table & lamp. * Alfresco Bathroom - soak in a steaming hot bubble filled bath under the stars or cool down with a glass of wine on a hot afternoon! * Courtyard - A nice quiet spot tucked away at the rear of the property, complete with firebox, table & chairs. This is also where you can pop a few veggies or herbs into the garden bed & turn the compost pile. * Studio - currently used as the main bedroom, kitchenette & bathroom. These rooms come with bed, new linen, lamps, chaise, Smeg fridge, kettle, coffee machine, washing machine, Dyson heater, luggage rack, pot plants & more. * Other notable items included:- Garden shed- Undercover storage area, ideal for storing a motorbike- 20,000 liter water tanks + 10,000 liter Fire tank- Gas hot water- Fire pot & chairs, shade sails, wine barrels, pot plants, clothesline, whipper snipper, mower, blower vac & so much more! Primrose Sands is a coastal village located approximately 45 minutes from Hobart & just 20 minutes to Sorell. The area is ideal for water lovers of all sorts - fishing, surfing, swimming, boating & more. This popular area is serviced by the local takeaway & general store, RSL & even a coffee van. Inspection of this property can be arranged by appointment & is highly recommended!