

10 Rivington Close, Coningham, TAS, 7054



House For Sale

Thursday, 24 October 2024

10 Rivington Close, Coningham, TAS, 7054

Bedrooms: 5

Bathrooms: 3

Parkings: 7

Type: House



Wendy Wade

DUAL RESIDENCE OPPORTUNITY

Located in a peaceful cul-de-sac in the highly sought-after suburb of Coningham, this dual-residence property offers exceptional privacy, surrounded by trees and natural beauty. It's an ideal arrangement for extended families or for offering comfortable guest accommodation.

The solidly built family home feels spacious and welcoming, with its north-east facing living room and kitchen filled with light and boasts views to the Reserve and across to North West Bay.

The open-plan kitchen and dining area lead out to a patio, ideal for casual entertaining. The home's timber interiors are complemented by quality carpet, and warmth is ensured with an efficient wood heater. The property features double-glazed, tilt windows for energy efficiency and comfort. Outside is a covered and sheltered entertainment area to enjoy the afternoon light.

Upstairs, you'll find three well-appointed bedrooms, the master featuring an ensuite, walk in robe and built in robe and opens onto a small balcony looking out to the water, the perfect spot for your morning cup of tea. A fourth bedroom is located downstairs, along with a family bathroom and separate laundry.

Set apart from the main residence is a very comfortable, private ancillary dwelling or granny flat, accessible via a split driveway. Built in 202/2023, this cleverly designed modern home feels expansive, thanks to the floor plan and innovative and stylish joinery. The clever use of joinery provides an abundance of storage with ample cupboards throughout the home.

The generously proportioned kitchen feels even more spacious with a smoked mirror splashback and is equipped with quality appliances, including an induction cooktop and dishwasher.

The high ceilings and radiant ceiling heaters enhance the overall feeling. The main bedroom enjoys water views, and the light-filled home is centered around a lovely courtyard, perfect for soaking up the sun. The use of plywood combined with polished concrete flooring adds a modern touch, while double glazing ensures energy efficiency. This is so much more than just a granny flat!

The property's outdoor space (3700 sqm) includes a double garage, currently used as a workshop, a handy shipping container, a pumphouse and a large, covered vegetable garden with raised garden beds. A pretty dam surrounded by lush vegetation adds to the serene setting. Unique seating areas are thoughtfully placed throughout the property, offering peaceful spots to relax and enjoy the abundant birdlife.

Backing onto the Coningham Nature Recreation Area, this property provides easy access to the beach and walking tracks. A short stroll takes you to the popular Coningham Beach, while the 490-hectare reserve offers endless outdoor activities including bushwalking, horse riding, mountain biking, and rock fishing.

This property is a perfect combination of dual modern living, privacy, and natural beauty.

Expressions of Interest close 5pm, 5 November 2024. The owner has the right to accept offers before the Closing Date.

Additional features:

- ☑ 15 solar panels
- ☑ Tank water supply
- ☑ Separate septic systems for each property
- ☑ Grey water systems for both properties
- ☑ Main house built 1994; ancillary built 2022/2023

☒ Rates - \$3,000 (approx.)

** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.