

# 3 Roma Court, Sandford, Tas 7020



## House For Sale

Saturday, 29 June 2024

3 Roma Court, Sandford, Tas 7020

Bedrooms: 6

Bathrooms: 3

Parkings: 7

Area: 2 m2

Type: House



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## Offers Over \$1.69M

Discover this stunning acreage property that combines modern luxury with classic charm, privately nestled amongst the serene Sandford landscape. Uniquely offering a main residence and separate two bedroom flat connected by entertaining area, this private haven offers an unmatched lifestyle. Located in a quiet cul-de-sac and not visible from the roadway, this elegant and expansive property offers an incredible opportunity for your family to own a spectacular home surrounded by beaches, trails, and reserves.

**Grand Entrance:-** Stunning main entrance with double height ceiling leads to an elegant twin staircase that accesses the upper level.- Perfect welcoming space for family gatherings and celebrations.- Double doors to the left lead to the impressive formal lounge with polished Tasmanian Oak floorboards and features a built in wall unit with generous 85 inch TV alcove above an in-built electric heater.- Double doors to the right lead to the Tasmanian Oak kitchen with stainless steel island benchtop & space for a large table to accommodate the whole family.

**Impressive Features:-** High 10ft ceilings throughout main residence - Charming atrium located off the kitchen/dining area that leads to the large covered outdoor entertainment area, with wood fired pizza oven & exterior built in fireplace and concrete benchtop.- Italian floor tiles throughout the lower level flow from the entrance, into the kitchen, laundry/mudroom and high traffic areas.- Ducted heating and cooling will provide effortless climate control throughout the main home along with a wood heater on the upper level that can also be ducted throughout the home.- Conveniently appointed ducted vacuuming and keyless entry to the main residence.

**Luxurious Living:-** Enormous master bedroom with a walk-in robe and spa ensuite.- Spacious bedrooms that can easily fit a king size bed all with expansive built in robes.- Separate generous family bathroom.- Sliding glass walled rumpus room leads to the indoor solar-heated concrete pool & upper outdoor entertainment area.

**Additional Amenities:-** Separate self-contained two bedroom flat that can accommodate guests, teenagers or independent family members with single carport attached. May also be used as an Airbnb (SCTA).- Ample parking space with an internal garage in the main residence for up to 3 vehicles, as well as a separate 4-car garage/workshop.- Remote control access, security cameras and monitored security system.

Step outside and embrace the tranquillity, listen to the stillness of your surroundings & enjoy total peace & serenity. This is your chance to own a lifestyle home that exceeds all expectations. A convenient 7-minute drive to Lauderdale for all your shopping and medical needs, restaurants and primary school. 25-mins to Hobart CBD and Hobart International Airport. Walking distance to Mortimer Bay and Tangara Trail. Your Sandford Sanctuary Awaits. Are you ready?