

300 Esperance Coast Rd, Brooks Bay, TAS, 7116



House For Sale

Sunday, 8 September 2024

300 Esperance Coast Rd, Brooks Bay, TAS, 7116

Bedrooms: 3

Bathrooms: 2

Type: House



Nick Bond

0362640000

Picturesque Coastal Living

Step inside this beautifully redesigned contemporary North facing home and be prepared to be absolutely mesmerised by its rare position with uninterrupted views of the glistening water. From this elevated position along the picturesque Esperance Coast Road, this property has an incredible 210-degree view of the Huon River Estuary, Collins Cap, the D'entrecasteaux Channel, and Bruny Island, all from the central living areas.

The expansive floor to ceiling double glazed windows run the length of the open-plan living, dining and kitchen areas, providing one with sweeping views, an outlook over the land and natural native surroundings. This space is designed for both family living and entertaining, whilst also being perfect for sitting and enjoying the peacefulness. The insulated polished concrete floors serve as bulk thermal mass for energy storage and release and the French Cheminees Philippe wood fire is positioned centrally in that space to radiate the heat through out the home. With the combination of the aspect, double glazing, concrete flooring and the fireplace, the home is designed to be cosy year round.

Welcoming the chef of the household, the kitchen is sure to impress, equipped with a Bosch pyrolytic oven, induction cooktop, dishwasher, ample cupboards for storage and a generous L-shaped stone island which offers abundance of space to cook and create, and doubles as a central meeting space and breakfast bar. From here you can also access the extensive merbau timber decking, a great spot to sit with a book or fire up the BBQ.

The master bedroom is complete with an ensuite that has been recently upgraded with timberline cabinetry and has direct access to the deck, where you can soak in the Victoria and Albert outdoor stone bath while taking in those extensive views out to Bruny Island. And there is a panel heater and built-in robes for comfort and convenience.

Bedrooms two and three are both king-sized rooms, each with panel heaters for additional warmth when needed. The main bathroom has also recently been upgraded and features timberline cabinetry, bath, shower and vanity. The nearby laundry boasts a great amount of space which leads to the outdoor mudroom that is finished with basalt tiles, an ideal entrance after being in the gardens. Additionally, there is a 5KW solar system on the home which combined with the solar passive design and insulations results in minimal electricity bills.

Outside the property features a small North facing vineyard with approximately 1,000 Pinot Noir vines, and is well-established, with the first full harvest expected within the next 12 to 24 months ready for you to bottle your own label of coastal Tasmanian Pinot. The vineyard is protected by wallaby-proof fencing and supported by two well-maintained dams. An irrigation system is in place, servicing both the vines and the house gardens.

The garage has a concrete base, is connected to power and includes an outside toilet. Plus there is a separate room that can serve as a workshop or wine room, and a separate wood storage area. A greenhouse which is irrigated and includes veggie beds for you to grow whatever you desire. And there are further enclosed vegetable beds for expansion if you wish.

The property includes two concrete water tanks and a recently installed 10,000-litre poly tank for the greenhouse and car washing. The asphalt driveway has recently been completed as well as blue stone drainage for added filtration and stability. The land is partially cleared around the home and the remainder is native bush and established gardens and ornamental trees that are set up perfectly for a low maintenance lifestyle allowing you to travel and enjoy the best of coastal living but not be tied to the property year round.

The views will captivate you for hours watching the wildlife and boat movements on the water, the ever changing weather patterns in this sheltered location with protection for the prevailing south westerly weather this ready-to-move-into home offers a perfect blend of contemporary design, eco-friendly living, and picturesque natural surroundings, making this an ideal property for anyone who dreams of creating their own idyllic lifestyle.

The property is located one hour's drive from the centre of Hobart and 80 minutes from the airport in the picturesque

Huon Valley. For a detailed video tour or to arrange a private inspection please contact Nick or Nikita anytime.

Rates \$3,071.65 approx pa.