

# 3180 South Arm Road, South Arm, TAS, 7022

## House For Sale

Wednesday, 14 August 2024

3180 South Arm Road, South Arm, TAS, 7022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Stefanie Szycman  
0407497271

## **Premier Waterfront Home: Luxurious Beachfront Living**

Welcome to a residence that defines comfort and beachfront living. Meticulously designed and constructed to the highest standards by the renowned Bob Mirowski, this premier waterfront home boasts direct frontage to the pristine South Arm beach, offering an unmatched lifestyle of serene coastal living.

A versatile layout thoughtfully crafted to ensure privacy while maximizing the everchanging water views from all rooms, this home features three distinct living areas, each designed with attention to functional living. The lounge room, with its high angled ceilings, offers access to a sheltered entertaining deck, creating an ideal space for gatherings.

A circular window is featured in the lounge and enhances the home's unique architectural charm. The state-of-the-art kitchen is equipped with granite benchtops, ample and functional storage and work areas, and a magnificent picture window allowing stunning views as you work. An island bench and open living space allow the avid chef to entertain with ease, and a second deck off the dining room allows for easy alfresco relaxation.

The TV room, or second living area, also opens to a smaller deck and has double doors from the main living area so that this space can be closed off for added privacy.

The main bedroom is strategically positioned at one end of the home, featuring a two-way ensuite and a separate powder room, which is ideal for guest use. The other two bedrooms, located to the rear of the home, come off the third living area, which offers a versatile space that can serve as a kids' play area or teenager/guest retreat. A sense of space is enhanced with high ceilings and floor-to-ceiling doors throughout.

Off the laundry is another deck area complete with a private outdoor shower for a rinse off after enjoying a swim. Outside, beautifully established gardens have been meticulously created, thoughtfully incorporating the surrounding bush elements to create a serene and picturesque setting.

For maritime enthusiasts, a registered mooring accommodates vessels up to 10 metres, providing seamless access to the sparkling waters right from the doorstep.

If you enjoy a beach lifestyle with activities like swimming, beach walks, fishing, and boating right at your doorstep, this home is perfect for you.

With a house size of 191 sqm (approx.) and land size of 2071 sqm (approx.), store/workshop of 40 sqm (approx.), and undercover parking, experience the unparalleled lifestyle of beachfront living in this prestigious property, where every detail has been designed to offer the pinnacle of comfort and tranquillity.