

**398 Carlton River Road, Carlton River, TAS, 7173**



**House For Sale**

Wednesday, 14 August 2024

398 Carlton River Road, Carlton River, TAS, 7173

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**

## Architecturally designed riverfront retreat

Set along the serene banks of Carlton River, this exquisite, architecturally designed home offers an unparalleled lifestyle on a generous 2600m<sup>2</sup> of land and features uninterrupted river views with direct access to the river's edge.

Built in 2021, this serene and inviting home epitomizes modern living with its open-plan layout that seamlessly integrates the living, dining, and kitchen, maximizing spectacular river views. The well-appointed kitchen features beautiful timber joinery, high-quality appliances, and a large island bench, all thoughtfully designed with ample cupboard storage.

Double sliding doors lead to a sunny deck, ideal for enjoying breathtaking scenery, ever-changing vistas, spectacular sunsets, and abundant birdlife. The home is equipped with double glazing throughout, complemented by a reverse cycle air conditioner and underfloor heating in the bathroom and kitchen, ensuring year-round comfort.

The home includes two sunny bedrooms, each with custom built-in wardrobes, and a bathroom with a combined bath and shower. A European-style laundry and additional storage, including access into the attic, add to the home's practicality.

Outside, the beautifully landscaped garden features multiple areas to enjoy, ideal for evening woodfires and entertaining. Direct river access offers endless adventures, making it a paradise for kayaking, paddleboarding, and swimming.

This ideal lifestyle property is perfect for couples, retirees, and those seeking coastal living or a fantastic short-term accommodation investment. With 2600m<sup>2</sup> of land, there is development potential (STCA) to extend the existing home into a larger family residence.

Situated in the highly sought-after Southern Beaches area, this home offers unparalleled convenience with local amenities including Hill Street Grocer, a charming butcher, local post office, and delightful cafes just a short distance away. The vibrant community is enriched by Park Beach, known for its excellent surfing, and the river mouth, which promises endless water adventures.