

# 45 Powers Rd, Underwood, TAS, 7268

livinghere

## House For Sale

Wednesday, 14 August 2024

45 Powers Rd, Underwood, TAS, 7268

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Living Here Launceston  
0363323500

## "Melaluca" - A private, rural lifestyle

Set amidst native forest and elevated above Underwood in the foothills of Mount Arthur, this property offers a private lifestyle with incredible views of the rolling hills and valleys that surround.

Situated on just over ten acres and designed to the contours of the land, the principal dwelling offers incredible warm timber walls and vaulted timber ceilings throughout, capturing all day sun and warmth.

Split levels offer segregation of spaces as well as uninterrupted views from every floor. The dedicated living space forms the lowest floor, three sliding doors offer access to the entertaining deck, offering the perfect setting for gatherings - with incredible panoramic views.

The secondary floor of the principal dwelling finds the updated kitchen, it also offers incredible views, ample storage and a skylight. One of four bedrooms are also on this floor, along with an updated bathroom with walk-in shower, separate toilet and laundry.

The remaining two bedrooms are accessible from this floor, via the Tasmanian Oak staircase, the principal bedroom offers incredible panoramic views, a walk-in robe and plentiful space. Cosy wood-fire heating within the living room provides warmth to every room.

The secondary dwelling enjoys the same aspect and provides a separate self-contained accommodation, with both kitchenette and bathroom.

Beneath the principal dwelling is undercover parking space for two vehicles, along with sufficient storage for tools and other possessions. A separate garden shed provides further storage space.

Spring fed water, a fenced vegetable garden and thermally efficient design elements offer sustainability without compromising on comfortability.

Situated a mere five minutes from Lilydale, this location offers a wealth of amenities. Within easy reach are numerous local wineries, shops, cafes, the local district school, medical centre, pharmacy, and the convenient Lilydale Tavern, all just a short drive away. Bridport is a quick, 35-minute drive, while the city of Launceston is a mere 25 minutes away. Contact Lochie today to register your interest.