



123 Leam Road, HILLWOOD, TAS 7252

Pure beauty, both natural and built.

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Surrounded by some 2.5 hectares in a setting where views along the Tamar River towards Swan Point, Rosevears and Lanena provide a stunning visual context, this exceptional, solid, substantial and majestic residence delivers spaces of significant size and style.

A luxuriously large living and dining room featuring French doors to the wrap-around verandah forms the focal point for fabulous further ground floor spaces including a separate family room and a modern kitchen with broad benches, a casual meals counter and a walk-in pantry.

The main bedroom, its walk-in robe, ensuite and its own verandah access sets the benchmark for a second ground floor bedroom, also with a walk-in robe, ensuite bathroom and the desirability of water views and French door access to the verandah.

Above, three additional bedrooms for a family friendly total of five share the third of this home's brand new bathrooms on an upstairs level where timber cathedral ceilings contribute unique character to flexible recreation/rumpus room accompanied by a bar and a window seat retreat. The flexibility extends to the ground floor study with its own access that could also serve as a 6th bedroom.

A separate laundry, with 4th toilet, secure garaging, work-shop and storage further enhance a property where elevated decking creates a perfect alfresco area that makes the most of the views. Enjoy the space, appreciate the sense of sanctuary yet still be within easy reach of Launceston - have the best of all worlds.

- Land Area 2.54 hectares
- Building Area: 400.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 4
- Double garage
- Ensuite

TYPE: For Sale

INTERNET ID: R24366168

SALE DETAILS

Offers over \$1,490,000

CONTACT DETAILS

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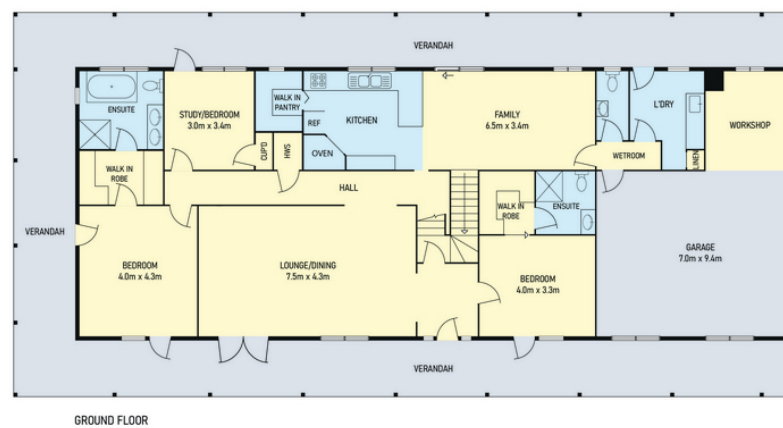
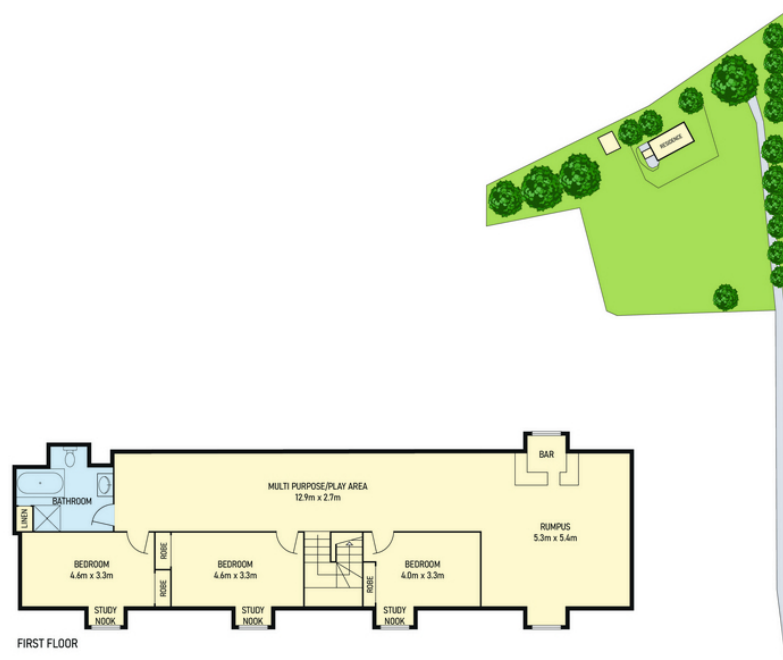












Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.