



767 Sandfly Road, SANDFLY, TAS 7150

Sunny lifestyle property 15 minutes from Hobart

This spacious 3-bedroom, 2-bathroom home is set on a sunny, flat acre of land in tranquil Sandfly. The property features a thoughtful solar passive design, ensuring year-round comfort and energy efficiency.

The thoughtfully designed layout includes two living areas, ideal for families with young children or teenagers. Bedrooms are set apart from the living zones, allowing for quiet

TYPE: Sold

INTERNET ID: R24400626

SALE DETAILS

Offers over \$795,000

retreats while others enjoy the shared spaces. Efficient heating options and the ability to zone areas ensure year-round comfort.

The property is perfect for entertaining and seamlessly flows from living areas to a rear patio overlooking established gardens and ever-changing seasonal views.

An external, fully powered office with heating and NBN offers a private space for work and study or as a retreat. Additional features include a powered garden shed, chicken coop, bush shed, and a secure yard for children or pets.

For those seeking a self-sufficient lifestyle, the flat block offers fertile soil for vegetables and fruit trees, a small dam for irrigation, and room to run small livestock. Enjoy the peace of no immediate neighbours, stunning rural and mountain views, and rich birdlife.

The property is located opposite a council-maintained oval, where you'll find cricket nets, tennis courts, and a bushwalk to the Northwest River, all within a vibrant, active community.

Conveniently positioned just 15 minutes from Hobart, 10 minutes to Kingston, beaches, and boat ramps, and close to local favourites like Longley Hotel and Willie Smith's, this property offers the ideal balance of rural tranquillity and modern convenience.

Public transport is a short 700 metre walk and school buses will collect your children at the front door.

With ample space for additional infrastructure, side access potential, and scope for an ancillary dwelling (STCA), this unique property provides endless possibilities for your dream lifestyle.

- Land Area 3,754.00 square metres
- Building Area: 160.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 10

CONTACT DETAILS

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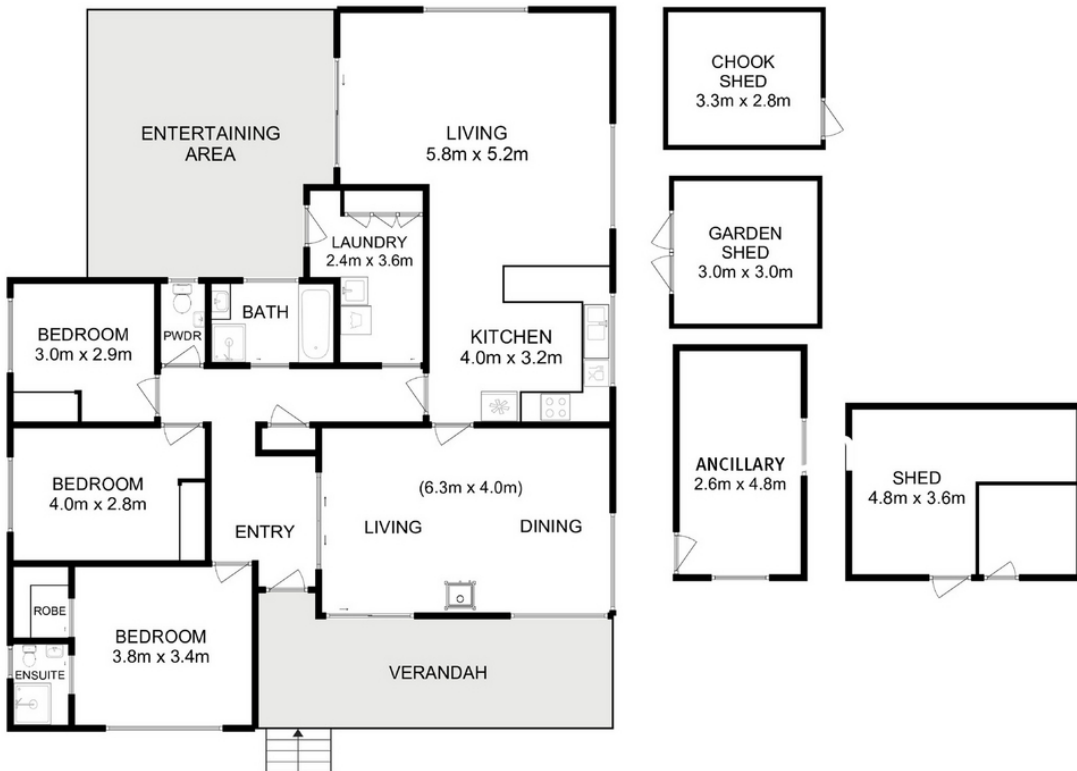
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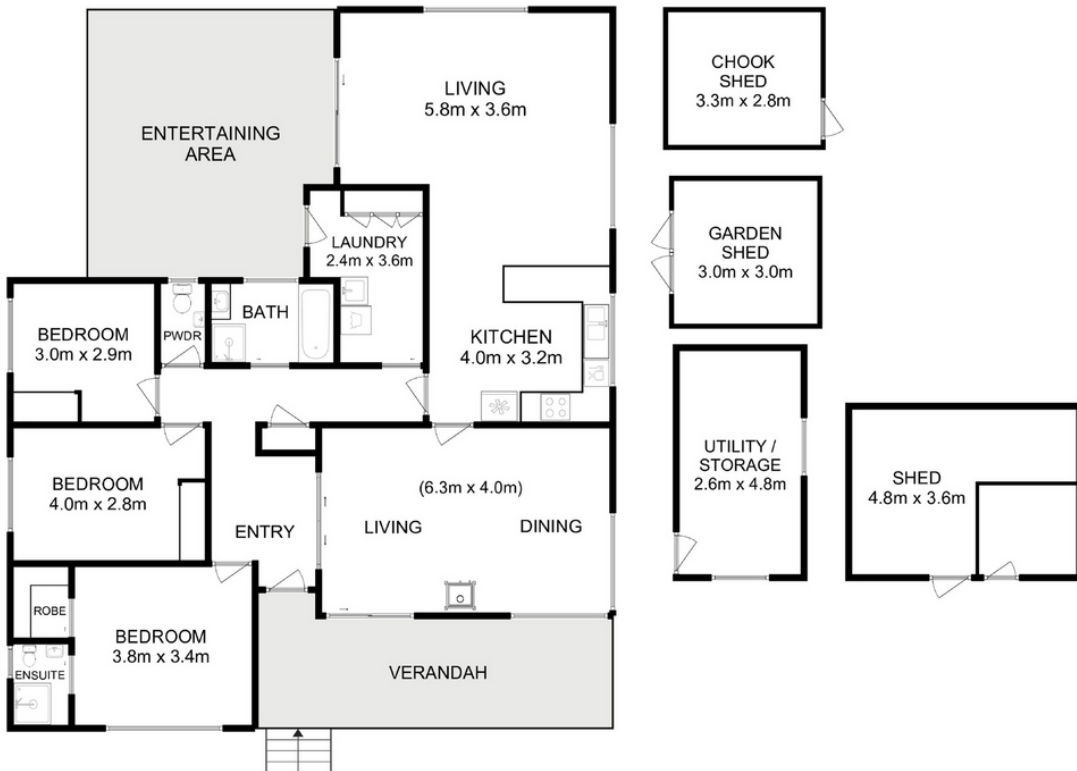






Total Approx. House Area (inc. Verandah): 160 sqm
Total Approx. Outbuilding Area : 47 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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Total Approx. Floor Area : 142 sqm
Total Approx. Outbuilding Area : 47 sqm

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