



368 Rheban Road, SPRING BEACH, TAS 7190

Spring Beach sensation

368 Rheban Rd, Spring Beach occupies a prime position overlooking pristine Spring Beach. This home will attract early interest as this tightly held location, at the gateway to Tassie's wonderful East Coast, is very desirable and carries a premium pricing.

This coastal home is set on two levels. On the upper level an open plan lounge/dining and kitchen area opens to both a front deck - wonderful for morning coffees and

TYPE: Sold

INTERNET ID: R24400814

SALE DETAILS

Offers over \$1 million

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breakfast, and a rear deck - ideal for afternoon relaxation, BBQs and tucked away from any lazy sea-breezes.

The main bedroom, with amazing views has a walk-in robe and ensuite. A second spacious bedroom with built-in robes opens on to the rear deck with a modern bathroom nearby with separate toilet.

The ground level entrance opens to stairs leading directly to the upstairs living area. The rest of the ground level includes a generous laundry and to the right features a large area that has been cleverly converted into a rumpus/spare bedroom with its own bathroom and entrance; wonderful for guests or children to retreat to or STCA an income producing Airbnb.

Key Features

• Floor to ceiling windows in the living area

• Spectacular views over Spring Beach

• 2 outside decks

• Opportunity to create a second living zone

• Set forward on the block with unobstructed views

• Perfect northerly aspect

• Steps to Spring Beach directly opposite

Just one hour by road from Hobart and within a few minutes' drive to all that the village of Orford offers. With fabulous boating infrastructure, golf, bowls, sporting and social clubs and a vibrant 'arts' scene Orford/Spring Beach is rapidly becoming a very desirable place to own property and recent sale prices reflect this.

With the vacant block next door recently selling for \$600,000 + this property is priced well below replacement cost, and we anticipate early interest.

Book your private inspection with Greg who is a permanent resident of Orford.

Note: All prospective buyers will be required to sign a 'multiple offer' form

- Land Area 713.00 square metres
- Building Area: 123.00 square metres
- Bedrooms: 2
- Bathrooms: 3
- Car Parks: 4

CONTACT DETAILS

Elders Hobart
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UPPER LEVEL

LOWER LEVEL



Total Approx. Floor Area : 172 sqm
Total Approx. Outbuilding Area : 9 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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