



39 Broughton Avenue, MOUNT NELSON, TAS 7007

'Skye Farm' peace, privacy and space

'Skye Farm' privately positioned on 22.5ha of verdant bushland and gardens with stunning panoramic water views is a truly remarkable family retreat. Offering an unsurpassed combination of tranquil rural living and urban amenity, very few capital cities in the world can boast properties of this calibre within fifteen minutes' drive of the CBD, making 'Skye Farm' an exceptional property for those seeking the very best of

TYPE: Sold

INTERNET ID: R24451893

SALE DETAILS

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

tree change living.

Set across two levels, generously proportioned and with extensive glazing framing superb views throughout, this family home is warm and inviting with a contemporary interior. Spacious open plan living comprising the well equipped kitchen, living room and dining forms the heart of the home.

Glass sliding doors open from this area onto the expansive deck to create seamless indoor/outdoor living and a relaxing and sheltered vantage point from which to admire the breathtaking water views. Extending the living space for larger gatherings of family and friends, this deck also contains a hot tub with arguably the best view of any hot tub in Tasmania.

The remainder of the entry level accommodates four double bedrooms, a central family bathroom, laundry and capacious storage. The staircase to the upper level reveals the private parents' retreat with master bedroom, living area, WIR, study, ensuite and two decks. The rumpus / home office provides further flexible living and completes the floorplan.

Solar panels enhance the home's energy efficiency and a combination of ducted central heating, and two reverse cycle air conditioning units ensure year round comfort. NBN connection, town water connection, rainwater tank and dam water, a security system, machinery shed and large workshop, double garage and ample off street parking ensure comfort and convenience.

Outside the home is surrounded by low-maintenance gardens featuring natives and mature trees, providing many spots for quiet contemplation against the backdrop of the ever changing vista beyond.

An antidote to modern living, without leaving the modern world behind, 'Skye Farm' is located within easy reach of excellent local schools and childcare facilities, the shops, cafes and amenities of Sandy Bay Village, UTAS, and Hobart's CBD, whilst still affording the luxury of peace, privacy and space.

- Land Area 22.5 hectares
- Building Area: 367.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 4
- Double garage
- Ensuite

Offers over \$2,600,000

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Anne Boman
0409 571 542

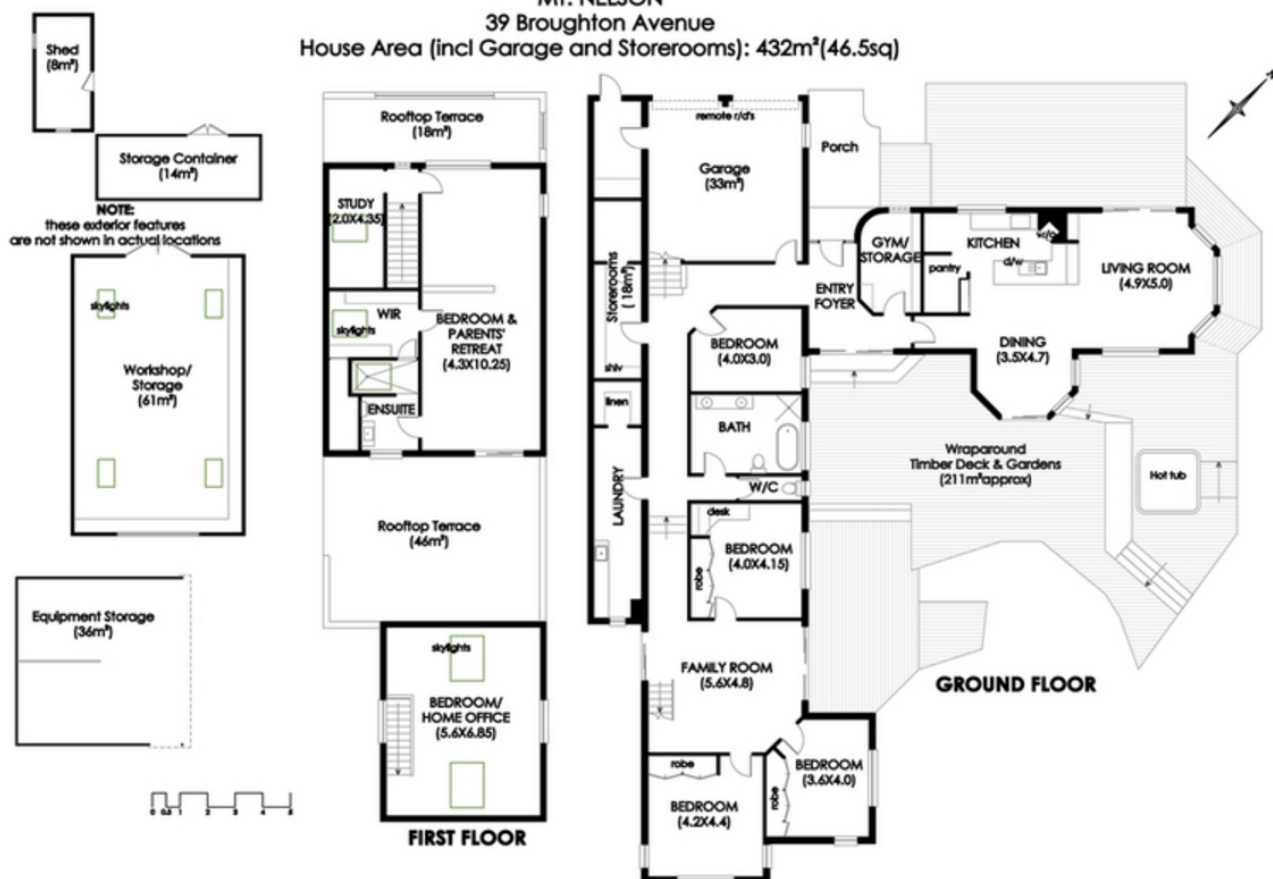








MT. NELSON
39 Broughton Avenue
House Area (incl Garage and Storerooms): 432m²(46.5sq)



IMPORTANT: measurements are approximate-interested parties need to verify