



17 Cahill Place, ACTON PARK, TAS 7170

Character, comfort & space on 2.59 acres – a true storybook home in popular Acton Park

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Tucked away in the peaceful and sought-after Acton Park, this enchanting four-bedroom, two-bathroom family home, custom-designed by Storybook Cottage Homes, strikes the perfect balance between timeless charm and modern living. From the moment you arrive, you'll appreciate the attention to detail, the inviting flow of space, and how the home connects seamlessly with its natural surroundings.

As you step onto the inviting front verandah, the high-character facade welcomes you inside. The open-plan kitchen, living, and dining areas are bathed in natural light, with soaring cathedral ceilings enhancing the sense of space and connection to the outdoors. A cozy wood fire in the separate living room ensures warmth and comfort during the cooler months, while ducted heating and cooling maintains year-round comfort. Large windows bring the beauty of the surrounding landscape inside, fostering a sense of calm and harmony.

The thoughtfully designed kitchen is centrally located, offering easy access to all living zones—whether you're relaxing in the living room, dining together, or enjoying the covered rear deck. The seamless flow between spaces makes it ideal for both everyday living and entertaining. The covered al-fresco area extends the living space outdoors, perfect for summer BBQs, morning coffees, or simply relaxing in the fresh air.

Downstairs, two generous bedrooms with built-in robes offer peaceful retreats, with one benefiting from dual access to the family bathroom. Upstairs, two more beautifully light-filled bedrooms, also featuring built-in robes, enjoy their own private spaces. The primary bedroom is a true highlight, with a Juliette balcony offering stunning water views—an idyllic spot to unwind and take in the surroundings. A study nook and a full bathroom complete the upper level, providing space for both work and relaxation.

The 2.59-acre property is a paradise for children and adults alike. With a netted area containing raised garden beds for veggies and fruit trees, a trampoline, soccer goals, a basketball hoop, a cricket pitch, and even a treehouse with a slide, there's no shortage of outdoor fun. At the bottom corner of the block, a fenced bushland area invites exploration and play, offering a private natural sanctuary that encourages curiosity and outdoor adventures.

The home's practical features include a single garage in keeping with the cottage style, a carport, and ample storage. The loft above the garage has become a favorite space for sleepovers or a creative hideaway for children, providing an extra touch of versatility.

With a thoughtful layout designed for family living, this home offers both beauty and function in equal measure. Located just minutes from Seven Mile Beach and Lauderdale Beach, close to Tangara Trail and Steve's Swim School, and only 20 minutes from Hobart CBD and 10 minutes from the airport, this home offers the perfect combination of serene country living and city convenience.

A true storybook sanctuary where charm, comfort, and family-friendly design come together.

- Land Area 2.59 acres
- Building Area: 193.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6
- Single garage
- Single carport

TYPE: Sold

INTERNET ID: R24459228

SALE DETAILS

Offers over \$1,150,000

CONTACT DETAILS

Elders Hobart
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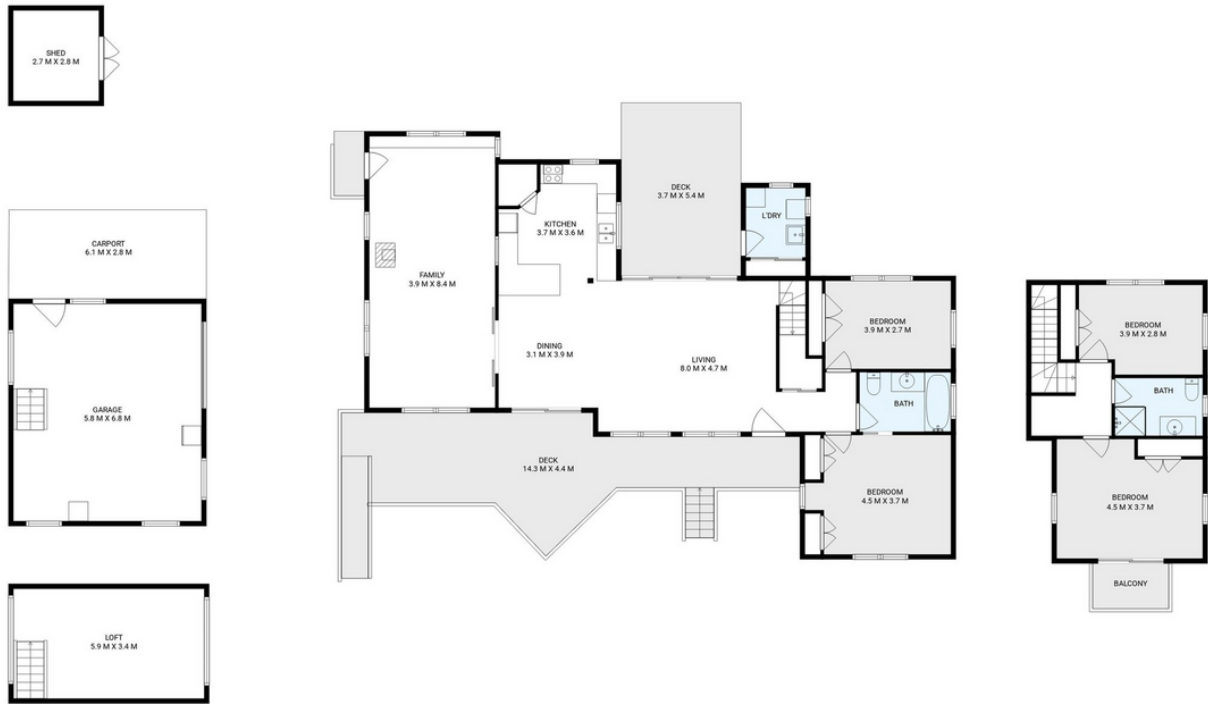
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House area: 193 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.
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