



470 Sandfly Road, SANDFLY, TAS 7150

Extraordinary living by the river

Discover a unique lifestyle opportunity at 470 Sandfly Road a beautiful designed home on over 7.3 acres (approx. 2.95 hectares) of level land, complete with river frontage along North West Bay Rivulet. This well-crafted sanctuary offers the perfect blend of contemporary comfort, flexibility, and natural beauty.

The heart of the home is a light-filled open-plan living space with soaring ceilings and

TYPE: Sold

INTERNET ID: R24599236

SALE DETAILS

[Expressions of Interest](#)

large north-facing windows that capture the sun. The stunning timber benchtop in the kitchen adds warmth and character, complemented by a generous butler's pantry ideal for entertainers and home cooks alike.

Four well-proportioned bedrooms and two stylish bathrooms make this an inviting family home, while a fully self-contained two-bedroom granny flatâ##connected via the butlers pantryâ##provides options for extended family, guest accommodation, or potential rental income. With its own country-style kitchen, sunny living area, and bathroom, it's a charming and private space in its own right.

The property also includes three versatile outbuildings:

- * A character-filled old honey shed (approx. 9m x 5m) with water and septic in placeâ##ideal for conversion into a studio or cottage
- * A large 12m x 9m workshop with 3-phase powerâ##perfect for trades or hobbies
- * A newly built shed providing additional storage or workspace

The land is a mix of cleared paddocks and native bush, with a peaceful walking trail leading to your own stretch of river frontage. It's a haven for those seeking space, privacy, and a deeper connection to nature

Located just minutes from Margate and a short drive to Kingston and Hobart CBD, this exceptional property offers the best of both worldsâ##rural tranquility with city convenience.

Don't miss the opportunity to make this exceptional property your own. Contact us today to arrange a viewing.

- Land Area 2.98 hectares
- Building Area: 370.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- Car Parks: 10
- 3 car garage

CONTACT DETAILS

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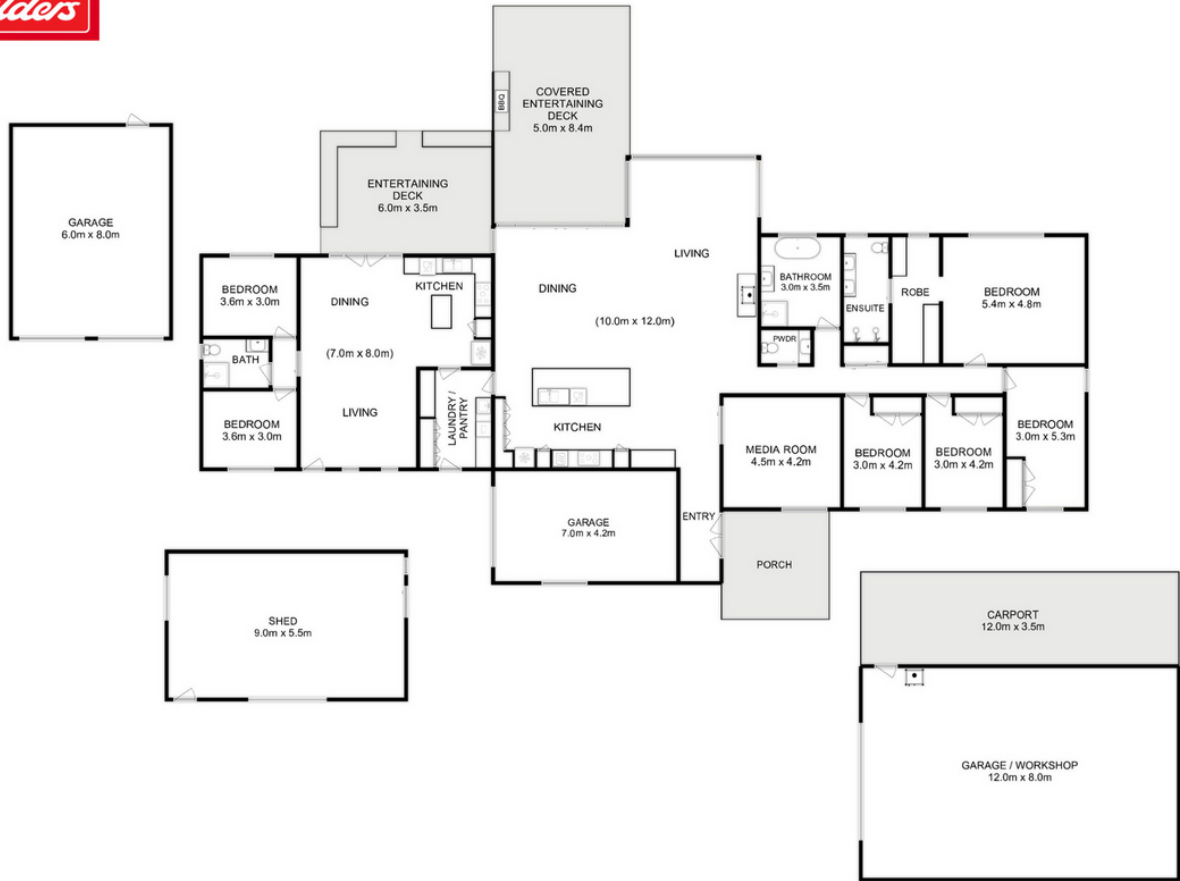
Mickey White
0419 233 169











Total Approx. Floor Area : 370 sqm
 Total Approx. Outbuilding Area : 236 sqm

All measurements are internal and approximate.
 This plan is a sketch for illustration, not valuation.
 Produced by Open2view.com