



*Boundary lines are approximate



209 Carlton River Road, CARLTON, TAS 7173

Tranquil, private coastal lifestyle

Privately set well back from the road on 5 acres of native woodland, this lifestyle property is light-filled, generous in proportion, and practical - close to Carlton surf beach, Carlton River, Hill Street, and the local cafes.

Arranged across one level, open plan living forms the heart of the home with a wood heater and reverse cycle air conditioner for year-round comfort. The kitchen features

TYPE: For Sale

INTERNET ID: R24748094

SALE DETAILS

Offers over \$895,000

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solid timber joinery and a walk-in pantry. and a servery to the sunroom/dining, while sliding doors from the living space extend to a large deck, perfect for entertaining family and friends.

Accommodation comprises three bedrooms, each with built-in wardrobes, serviced by a spacious family bathroom, separate WC, and a dedicated laundry. Multiple living zones add flexibility for family life or working from home.

Infrastructure is a standout: around 300sqm of outbuildings including a 9m x 12m garage with mezzanine and an adjoining 6m x 12m workshop, a 7m x 10m shed as well as a woodshed. A generous gazebo suits effortless entertaining, with multiple carports, ample parking, and several water tanks, all add valuable amenities. The generous allotment also presents potential for future development (STCA).

Offering the best of both worlds - land and privacy with coastal convenience - this is an ideal tree change property within the relaxed and friendly Southern Beaches community.

- Land Area 2.04 hectares
- Building Area: 147.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3
- Single garage
- Double carport

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

Abi Freeman
0438 291 301









Total Approx. Floor Area : 147 sqm
Total Approx. Outbuilding Area : 300 sqm

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