



## 86 Tingira Road, BLACKMANS BAY, TAS 7052

Private, sustainable haven with modern comforts

This stunning property offers privacy, sustainability, and modern convenience in a beautifully designed setting. Fully fenced at the front and back, it features landscaped native gardens with winding paths that create a tranquil, secluded feel away from the road and neighbours.

Energy efficiency and smart technology are at the heart of this home, with 32 solar

**TYPE:** For Sale

**INTERNET ID:** R24815033

**SALE DETAILS**

**Offers over \$1,200,000**

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.



panels, a powerful 9kW system, and a Tesla battery delivering sustainable living and reduced energy costs.

Inside, comfort and quality shine through. Amplimesh security doors, double glazing throughout, and full insulation ensure year-round efficiency. Upstairs offers ducted reverse-cycle air conditioning in all rooms, and Italian floor tiles in the bathroom. Downstairs, underfloor heating warms both Italian tiled areas and woollen carpets with additional heaters in the bedroom and lounge. Accessibility is a priority, with a wheelchair-friendly lift rated to 200kg and a fully accessible bathroom.

Premium finishes and thoughtful design complete the picture. Wooden laminate spotted gum flooring graces the upstairs, while wool carpets add warmth downstairs. A spacious deck provides stunning river views, and the undercover entertainment area plus a large enclosed breezeway storage offer versatility for gatherings and practical living.

Connectivity and convenience are assured with NBN installed. Window coverings include blinds, shutters, and blackout options for optimal light control throughout the home.

Outside, a compost system and worm farm at the rear provide eco-friendly living, a double carport with extra parking at the front ensures practicality, and sensor lighting provides ease of access.

Ideally located in Blackmans Bay, the property is close to quality schools including Illawarra Primary, Blackmans Bay Primary, and Kingston High, with St Aloysius Catholic College nearby. Everyday essentials are just minutes away at Channel Court Shopping Centre, along with healthcare, childcare, and recreational facilities, making this a convenient and family-friendly location.

- Land Area 1,032.00 square metre
- Building Area: 172.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport

#### CONTACT DETAILS

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Todd Stevenson**  
0438 295 604





















Total Approx. Floor Area : 172 sqm



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open<sup>2</sup>view.com