



## 440 Hermitage Road, TRIABUNNA, TAS 7190

Two cottages in a relaxed coastal setting, over five waterside acres

Wake up to the rhythm of the surf at Bolton's Beach, just 20 minutes approx. north of Orford. Set across more than five waterfront acres, this character-filled retreat delivers four bedrooms over two separate cottages, giving family and friends genuine space and privacy. Light, coastal living zones flow to balcony and patio areas made for sundowners, long lunches and salty afternoons after beachcombing or a summer swim. Enjoy year-round comfort with a full kitchen, fireplace, air-conditioning/heating, Wi-Fi, laundry facilities, two bathrooms and easy off-street parking. Whether you're chasing a

**TYPE:** For Sale

**INTERNET ID:** R24840750

**SALE DETAILS**

**Offers over \$1,500,000**

relaxed seaside escape or planning East Coast adventures, this is an ideal base for Maria Island day trips, nearby cellar doors and the best of the Orford - Triabunna region.

\* Bolton's Beach location â## relaxed coastal setting, only 20 minutes approx. from Orford

\* 4 bedrooms across two cottages â## ideal for families/friends with extra privacy

\* Indoor comfort + charm â## full kitchen, fireplace, air-conditioning and two bathrooms

\* Outdoor living + East Coast adventures â## balcony/patio entertaining, swims, and an easy base for Maria Island & wineries

- Land Area 2.22 hectares
- Building Area: 148.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5

#### CONTACT DETAILS

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