

**209 Misty Hill Rd, Mountain River, TAS, 7109**



**House For Sale**

Monday, 18 November 2024

209 Misty Hill Rd, Mountain River, TAS, 7109

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## Hillside Retreat with Stunning Mountain Views

Nestled on a picturesque escarpment in the serene hills of Mountain River, this exceptional lifestyle retreat offers breathtaking views of Sleeping Beauty and the surrounding valley. Encompassing 3.8 acres of native landscape, this property combines stunning vistas and tranquillity, ideal for those seeking low maintenance living in a peaceful location while still being only a 30-minute commute from Hobart.

The heart of the home features an open-plan living area and a modern kitchen equipped with gas cooking for efficient and precise meal preparation, stone bench tops that offer durability and elegance, and a spacious island bench that doubles as a breakfast bar, providing a convenient space for casual dining or social gatherings. This layout is perfect for connecting with family and friends while preparing meals, the home offers a seamless flow onto a timber deck, an idyllic spot to enjoy your morning coffee or unwind after a long day while soaking in the unbeatable panoramic views.

The thoughtfully designed floor plan offers a bedroom at each end of the house, both generously sized and complete with built-in robes, each featuring beautiful views of Sleeping Beauty and the surrounding valley and hills, offering a peaceful outlook to start and end your day. The main bathroom boasts a freestanding shower for a modern and spacious feel, and a luxurious soaking bathtub positioned to capture stunning mountain views, allowing you to unwind in comfort while enjoying the serene scenery. The spacious laundry area is enhanced with ample cupboard and bench space for added convenience.

With its northerly aspect and solar-passive design, the property enjoys excellent sunlight, contributing to year-round comfort. Additional features include a wood heater that provides cozy warmth during cooler months, a reverse cycle air conditioning unit for year-round climate control, and solar panels that contribute to lower energy bills and sustainable living.

The outdoor space is equally impressive, with well-established, low-maintenance native surroundings. The current owners have spent significant time landscaping and clearing the grounds and have added an enclosed garden area fitted with raised veggie patches. There is also a separate studio space that shares the home's northerly aspect and spectacular views, offering versatility for various uses, whether as a creative studio, home office, or guest retreat, allowing buyers to customise the space to their needs. For nature enthusiasts, the property's lower section is home to rocky caves and cliffs, perfect for exploration and outdoor adventure.

Located in the sought-after Mountain River area, this property is expected to attract significant interest. Contact us today for more information or to view our detailed walkthrough video. We also invite you to attend one of our upcoming open homes.

Rates \$2,200 approx pa.