

**220 Los Angelos Road, Swan Bay, TAS, 7252**

**House For Sale**

Wednesday, 20 November 2024

**HARRISON**  
AGENTS

220 Los Angelos Road, Swan Bay, TAS, 7252

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 8**

**Type: House**



Jarrah Burns  
0363326426

## **Secluded Retreat with Spectacular Views, and Subdivision Potential**

Nestled on just under 7 hectares of picturesque land, this stunning property offers an incredible opportunity with subdivision potential (STCA). Built in 2004, the modern home is thoughtfully designed to make the most of the breathtaking views across the Tamar River, with the iconic Batman Bridge visible in the distance. The property is beautifully landscaped, featuring vibrant gardens and a small orchard, perfect for those with a green thumb or a love for outdoor living.

The home itself is a perfect blend of contemporary style and practical design. The main house includes 4 spacious bedrooms and 3 well appointed bathrooms, with the upstairs level dedicated to a luxurious parents' retreat. This private space offers a peaceful sanctuary, where you can unwind while soaking in the panoramic views. The fully self contained studio, separate from the main home, includes its own kitchen and bathroom ideal for guests, extended family, or as a potential rental opportunity.

Outdoor enthusiasts will appreciate the large 4 bay shed with an enormous flat area and turning circle, offering plenty of room for storage, vehicles, or projects. The expansive grounds provide ample space for further development, recreational use, or just enjoying the serene surroundings. Whether you're relaxing on the deck or exploring the land, this property is designed to embrace the stunning natural beauty of the region.

Located less than 20 minutes to the Launceston CBD and just 25 minutes from George Town, the property offers a perfect balance of rural tranquility with easy access to amenities. Whether you're looking for a peaceful retreat or a place with potential for growth, this property is one not to be missed.