

**2395 Nubeena Road, Port Arthur, TAS, 7182**

**Raine&Horne.**

**House For Sale**

Friday, 6 December 2024

2395 Nubeena Road, Port Arthur, TAS, 7182

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## **ULTIMATE RELAXING FAMILY LIFESTYLE - YOUR OWN PRIVATE SANCTUARY ON 20.53HA.**

We are privileged to offer this unique, neat and tidy low maintenance "much loved" family home to the market. The house and land sit on two separate titles being sold as ONE LOT. The single level large brick veneer home itself sits on a generous 2.043ha block whilst the second title is a 18.21ha heavily timbered piece of land that could potentially bring in an extra income for the astute purchaser. In total the lots are 20.53ha.

This home was built to enjoy the surrounding grounds from almost every room and to accommodate modern living. Fantastic for either formal or informal living with separate dining that flows out to a small outdoor entertaining area, and a separate home office with own entrance, which would be perfect for a home-based business.

Enjoy generous living areas that flow onto a flat grassed area where you can set the scene for family entertaining and watch the children enjoy the freedom and country air. A picturesque fountain runs across natural rock to add to the lovely relaxing lifestyle with the sound of running water creating a calming aura.

You will be amazed by how much this home has to offer.

- . Low maintenance with immaculate presentation.
- . Excellent indoor/outdoor flow.
- . 3 or 4 bedrooms, or 3 bedrooms plus a sunroom, a lovely space to sit and read.
- . Timber kitchen with large breakfast bar, cupboards & w/in pantry.
- . Amazing sandstone feature walls that is continued through to outside of the home, adding a lovely ambience.
- . Main bathroom has a large single vanity, separate shower and w/c.
- . Reverse cycle heat pump and inbuilt wood heater to keep your home comfortable throughout all seasons.
- . 3.5m x 5.0 garage and separate carport + plenty of extra car parking.
- . Beautiful grounds with a great variety of trees and bushes plus spring bulbs of all different types adding a pop of colour around the home.
- . A lovely flowing creek running gently across the bottom of the property, adding to that wonderful ambience resounding around the property.

This home is perfect for the family that needs space to spread out for living, working and entertaining. Your own private sanctuary in a park like setting, perfect to unwind and relax in with total seclusion, sun, space and lots of character around the home.

This wonderful property is only approx. 15 mins to the car park of the renowned Ship Stern Bluff and Cape Raoul where you have amazing bushwalks and recreational walks. Approx 10 mins to White Beach and approx. 5 mins to the infamous Port Arthur. The beautiful swimming beach at White Beach, Medical facilities, local shops, supermarket, bakery and even a fresh food pantry etc. are all only about a very handy 5 mins away. Approx. 50 mins takes you to the Township of Sorell that offers all Services, Medical, Transport, Cafes, Restaurants, Supermarkets and so much more.

To arrange a private viewing of this property, please contact Warren or Anne Stuart, we would love to show you.