

99 Rosedale Road, Bicheno, TAS, 7215



House For Sale

Sunday, 3 November 2024

99 Rosedale Road, Bicheno, TAS, 7215

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Type: House



Paul Whytcross



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Spectacular Off-Grid Haven

Perched high on a scenic hillside with panoramic views, this one-of-a-kind property offers the ultimate off-grid lifestyle amidst 11.5 acres of native Australian bushland.

The meandering driveway winds up from Rosedale Road to a secluded, cleared hilltop where the home stands amidst sentinel-like rock formations, adding to its natural charm and sense of privacy.

Built in 2006 and awarded "Green House of the Year", this thoughtfully designed 3-bedroom retreat showcases breathtaking views in all directions - from the expansive Tasman Sea and Denison Beach stretching all the way to the Seymour Peninsula, then further to the lush eucalyptus hills of the Douglas Apsley National Park and glimpses of the Apsley River valley. This home is ideal for those seeking a sustainable lifestyle in harmony with nature.

Entry is either through the back stairs or, more enchantingly, across an elevated landing leading to the enclosed deck. This spacious area, fitted by Optimum Awnings, is a haven for relaxing, entertaining, or cooking up a feast on the gas stove while soaking in views of passing whales, lobstermen at work, surf breaks and the ever-changing Tasman Sea.

Inside, Tas Oak floors, wood heater warmth, and breezy ventilation from numerous windows make the open-plan living area an all-year-round sanctuary. Each bedroom offers built-in robes and stunning views of either the ocean or the surrounding hills, creating a cozy and inspiring space for everyone. The home is fully insulated, ensuring comfort throughout all seasons.

Outdoors, you'll find two double carports, a large 7.5m x 9m shed suited for storage, a workshop, or a creative retreat, and a fenced vegetable garden featuring a variety of fruit trees, including nashi, apricot, peach, quince, lemon, and apple. Located just 5 minutes from Bicheno's township, 4 minutes to the beach, and only 2 minutes from the golf course, this property balances seclusion with convenient access to East Coast attractions.

If you're yearning for a secluded oasis with unbeatable views, modern sustainability, and a chance to truly live in nature, this is the property for you.

Call Paul or Bianca now to book your inspection to experience the lifestyle this stunning East Coast retreat has to offer!

Points to note:

- Land size: 11.5 acres
- Zoning: Rural Living
- Built: 2006, designed by CB&M
- Double glazed
- NBN via satellite
- 10 x 160 watt solar modules (house)
- 12 Sonnenschien Gel Batteries (house)
- Off grid solar power, batteries with Gentech generator back up
- Ampair Wind turbine (house)
- Gas hot water
- 4 x 75 watt solar modules (shed)
- 4 x 6 Trojan T 105 Batteries
- 3 x 22,000 litre water storage (2 house, 1 shed)

Roberts Real Estate have made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate. Photos are indicative of the

property only.