

193 Acton Road, Acton Park, TAS, 7170



Land For Sale

Friday, 15 November 2024

193 Acton Road, Acton Park, TAS, 7170

Type: Land



Hank Petrusma
0418477416



Deb Stephens
0362324999

One of Acton Park's most admired properties could now be your new home...

"Roscommon II" is a beautiful landmark property, designed as a Victorian replica by the family who have called this their home since it was built in 1997. Set on approx. 5 acres of lush pasture, directly accessible to and overlooking the picturesque Tasmanian Equestrian Centre, Lauderdale and Frederick Henry Bay, all you need is within minutes from your front door!

From the moment you drive in through the automatic gates, you feel like you have arrived in a safe haven, surrounded by beautiful gardens and set back from the road with a circular drive for easy access on and off Acton Road. Drive into the larger than usual double garage for all weather entry inside in addition to the ample parking for a boat, caravan, horse float and lots of visitors. The front verandah leads you into the grand entrance, graced with classic Victorian features - ornate cornices, ceiling rose, chandelier, picture rails, arch corbels, leadlight windows and high ceilings - where you will be amazed by the sheer proportions of the enormous lounge leading off to the left. Tinted windows provide privacy in addition to the landscaped gardens and much of this beautiful residence has underfloor heating for year round comfort. The lounge adjoins the tiled, open plan family dining room which has fabulous views out across the paddocks that could easily accommodate multiple horses, sheep, goats or even cattle. Beyond these paddocks, there's the dreamy view panorama of Frederick Henry Bay and beyond! Beautiful blackwood cupboards with granite benchtops in the generous sized kitchen is perfect for large family gatherings and many hands preparing for that special dinner celebration.

Designed for all day sun, this living area has access to the covered rear verandah with ramped access down to the backyard. The three bedrooms are all large, but especially the main bedroom which has its own sliding door outside and fabulous water views along with an enormous walk-in robe and ensuite complete with corner spa and ceiling heat for extra warmth in the winter months. Imagine sitting in this spa, relaxing after a big day outside with a glass of champagne looking out at the views....idyllic! Back to reality, the laundry is larger than most, and the second and third bedrooms both have wall to wall wardrobes. The family bathroom is more than comfortable with a bath and separate shower, and a guest powder room opposite, provides a practical solution to the busy, morning routines.

Outside, there is a rear enclosed yard, ideal for dogs and children if you are coming and going from the front of house, making it both safe and secure. There is also another single garage/shed which could double as a workshop in addition to the carport and garden shed alongside. Stencilled concrete pathways and driveway makes the outdoor areas clean, attractive and practical for life on the land and moving vehicles around. The paddocks are a blank canvas, and while currently fenced into several paddocks, could be reconfigured with electric/strip fencing depending on your needs and the type of livestock you want to accommodate. The land has a gentle slope to it and access from the road each side of the residence means you could easily build an arena and stables without impacting on the home itself. With a legal 4 metre wide access directly onto the Tasmanian Equestrian Centre and the Tangara Trail network, you won't find a more convenient location if you are an equestrian enthusiast.

Less than one minute away is Lauderdale Primary School/Child Care, the local shopping centre, chemist, cafes, gym, bakery and Hill Street Store to name a few, you will love the proximity to all this and more. Less than 25 minutes drive to the City, close to local beaches, the Airport, Glebe Hill and Cambridge Park...the list goes on!

If you are looking to escape suburbia, need space to entertain, have your horses/animals on your doorstep and benefit from this fabulous local community, you won't be able to drive past this gorgeous, unforgettable property!

FOR SALE BY: Expressions of interest over \$1,400,000 closing Tuesday 3rd December 2024 at 12 noon

NOTE: The Vendor reserves the right to accept an offer prior to the closing date.