

# 3/28 Aotea Road, Sandy Bay, TAS, 7005

PETERSWALD  
for property

## Townhouse For Sale

Friday, 15 November 2024

3/28 Aotea Road, Sandy Bay, TAS, 7005

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: Townhouse**



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## **Low maintenance, future proofed and eco-friendly home with lift and panoramic views**

Experience unparalleled elegance and eco-friendly living in this architecturally designed townhouse, boasting breathtaking views of the River Derwent, Tasman Bridge, and Hobart's skyline.

Nestled in leafy Sandy Bay with for excellent schools, abundant parkland and beaches, cafe's, shops, and services close by and just a 10-minute drive to Hobart's CBD, this residence offers a refined lifestyle with unmatched convenience.

The thoughtfully designed floorplan includes numerous living areas and entertaining spaces, all accessible by lift and providing breath-taking views from almost every room.

No expense has been spared to create an impeccably modern living experience, with timeless style showcased through engineered timber floors, high ceilings, and custom joinery.

A designer kitchen exudes elegance, with exquisite stone surfaces, premium Smeg appliances, an integrated fridge, freezer and dishwasher, and an abundance of storage throughout.

Accommodation is comprised of four generous bedrooms. Three, on the middle-floor, feature built-in wardrobes, and the master, occupying a private wing on the upper-level, comes complete with a deluxe en-suite designed for two, and a walk-in dressing room. Three of the bedrooms also enjoy direct access to balconies.

All fresco areas are simply magical, with a sun-drenched entertaining deck, and the lower-level balcony, seamlessly transitioning indoor and outdoor living, where the northerly views are magnificent.

The eco-friendly design incorporates double-glazed windows, a 7KW solar system with energiser battery storage for self-sustained energy, ideal for EV charging and energy-efficient living.

The two-car garage is secure and offers convenient lift access. There is also a cellar, and ample storage space. Year-round comfort is assured through ducted reverse-cycle air, and natural gas hot water.

This remarkable home harmoniously blends luxury, functionality, and sustainability, creating a sophisticated sanctuary for modern living in Sandy Bay.