






313-315 Tasman Highway, Beaumaris

Designed for Comfort, Crafted for Nature

Experience sustainable coastal living in this striking, solar-passive home set directly opposite the beach in beautiful Northeast Tasmania. Thoughtfully designed and locally crafted to high sustainability and efficiency standards, the home is oriented to harness the sun's natural warmth while capturing expansive views of ocean and mountains from the living, sitting, and kitchen areas.

Flooded with natural light, the interiors create an uplifting atmosphere that seamlessly connects indoor and outdoor living. Earthy corten steel cladding and sensitive architectural design allow both the main house and separate studio to settle effortlessly into the coastal landscape.

Year-round comfort is assured with double-glazed windows that reduce winter heat loss and minimise summer heat gain. Fully insulated walls, floors, and ceilings maintain a stable indoor climate, while strategically placed bifold and awning windows invite cooling sea breezes during warmer months. In winter, an efficient wood heater - complemented by a heat transfer system, ceiling heating, and underfloor heating - provides warmth throughout the home. The studio benefits from excellent thermal mass, with its concrete floor and wood

2  2  3 

FOR SALE

Please Call

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heater creating a particularly comfortable retreat.

Step outside into a carefully landscaped environment featuring a large vegetable garden and orchard, offering a regular harvest of fresh fruit and vegetables. A native East Coast Tasmanian garden fills the property, providing a low-maintenance landscape of rare beauty and valuable wildlife habitat.

A winding timber boardwalk links the house to the self-contained, multipurpose studio - ideal as a guest retreat, teenager's haven, creative workspace, or Airbnb income opportunity.

Perfectly positioned in the sheltered coastal community of Beaumaris, the property is protected from westerly winter winds and enjoys mild winters and warm summers - making it a true climate refuge. Whether you enjoy surfing, fishing, beachcombing, or simply strolling along the shore, the seaside lifestyle is right at your doorstep.

From sunrise to sunset, dark-sky stargazing, whale and dolphin watching, and the occasional sea eagle fly-by, nature's spectacle can be enjoyed from the comfort of your lounge chair.

This properties many features include but are not limited to;

- Functional and Adaptable Building Layouts
- Open Plan Living
- Butlers Pantry
- Walk-in Robe
- Quality Appliances incl. Dishwasher
- 2 Toilets
- Garage/Workshop
- Solar Panels and Tesla Battery
- Solar Hot Water
- 3 Water Tanks (over 50,000 litre capacity)
- Multiple Raised Garden Wicking Beds
- Low Maintenance Garden
- Beach Access
- Proximity to Local Towns Scamander and St Helens

More than just a house and studio, this is a resilient, self-sufficient, and versatile lifestyle property - crafted for pleasure in a place of exceptional natural beauty.

Contact me today to discover this truly spectacular home.

MORE DETAILS

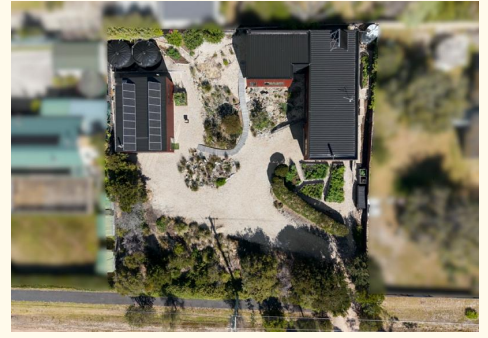
Property ID Q1GFN1
Property Type House
Land Area 1300 m2
Including Study
Toilets (2)
Dishwasher
Floorboards
Workshop
Secure Parking
Solar Panels
Water Tank
Solar Hot Water
Open Plan Living
Butlers Pantry
Walk-in Robe
3 water tanks (over 50 000l)

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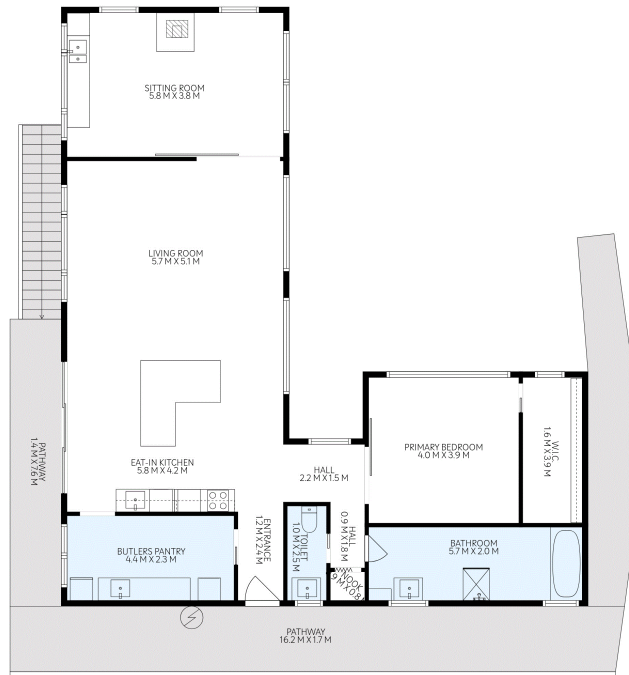
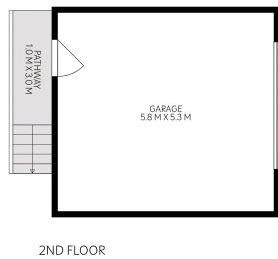
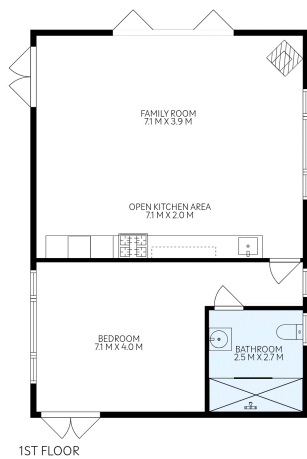
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TOTAL: 234 m2

1st floor: 71 m2, 2nd floor: 30 m2, 3rd floor: 133 m2
 EXCLUDED AREAS: PATHWAY: 48 m2, WALLS: 19 m2



FLOOR PLAN IS INDICATIVE OF THE LAYOUT. DIMENSIONS ARE HIGHLY RELIABLE NOT GUARANTEED

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