



37 Brightwater Road, Blackmans Bay

An incredible and rare opportunity...

Set high above the shoreline with sweeping views across Blackmans Bay and out to the sparkling waters of Storm Bay, 37 Brightwater Road is a sanctuary of space, tranquillity, and breath taking beauty. Resting on an expansive 4,241m² allotment, this much-loved family home offers rare privacy and a lifestyle shaped by sun, scenery, and room to grow.

From the moment you step inside, the sense of openness is immediate. Four generously sized bedrooms - each with built-in robes - provide space and comfort, while a newly renovated bathroom, ensuite, and laundry add effortless modern convenience.

The heart of the home is the welcoming lounge, flowing seamlessly to a sun-drenched, east-facing deck where mornings begin with golden light over the bay and evenings unfold against a horizon of colour. The timber kitchen carries warmth and character, connecting to a dining space wrapped in windows that frame uninterrupted, awe-inspiring water views. A dedicated study and a sunroom or kids' retreat create flexible spaces for work, play, and quiet escape.

Outdoor living is effortless year-round, with a second large undercover

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

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entertaining area featuring pull-down blinds, perfect for taking in the peaceful gardens no matter the weather. Comfort is assured in every season thanks to double-glazed windows and two ducted Daikin systems.

Beyond the home, the grounds deliver exceptional versatility: a double garage, large workshop, high-clearance carport for a caravan or boat, and a separate studio with its own WC - ideal for creative pursuits, guests, or a private workspace.

The rear paddock - approximately 1,500m²; and relatively level - presents an incredible opportunity for future subdivision (STCA), all while preserving the privacy and serenity of the main residence.

All of this is just a short stroll to Blackmans Bay Beach and Illawarra Primary School, minutes from local cafes, shops, and restaurants, and only 15 minutes from Hobart's CBD.

Homes with this level of outlook, land, and privacy are rarely offered in Blackmans Bay. This is your chance to secure a truly unique coastal retreat with limitless possibilities. Contact Simon or Taya today to arrange your inspection.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	9WJ1F
Property Type	House
House Size	225 m ²
Land Area	4252 m ²
Including	Ensuite Air Conditioning Deck Outdoor Entertaining Workshop Secure Parking

Simon Parsons 0438 296 830

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Taya Parsons 0424 143 648

Owner | Business Coordinator | tparsons@ljhookerpinnacle.com

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House area: 230 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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