



64 Elderslie Road, Brighton

Rare 1.23-Acre Residential Holding: Incredible Footprint, Indoor Spa Retreat & Exceptional Potential (STCA)

Set back in an elevated, commanding position on approximately 4,970 m²; (1.23 acres), 64 Elderslie Road offers a scale of living and future opportunity that is virtually impossible to find within the General Residential zone. Spanning an expansive 260 m²; footprint of solid, double-brick construction, this substantial holding effortlessly bridges the gap between private family resort and premier land-banking asset. Positioned immediately adjacent to a newly approved 13-unit development site and directly serviced by reticulated TasWater infrastructure, this is a property offering unmatched immediate versatility with undeniable development upside (STCA). While outdoor pools in Tasmania often sit underutilised for nine months of the year, this dedicated internal pool complex transforms the concept of home leisure entirely. Completely enclosed under the main roofline, immune to the weather, and featuring a freshly refurbished in-ground swimming pool (to be filled prior to settlement), it serves as your own private four-season wellness and entertaining pavilion. Accessible directly from the family rumpus room, the

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FOR SALE

Expressions of interest

VIEW

Sat 31st Oct @ 11:00AM - 12:00PM

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Interested parties must rely solely on their own enquiries.



complex includes its own dedicated shower room and cloakroom/WC, keeping wet foot-traffic away from the main living quarters. Sliding doors lead straight out to a massive covered alfresco entertaining area, making large-scale family gatherings effortless come rain, hail, or shine.

Exceptional Bones & An Inspiring Renovation Canvas:

Constructed with enduring double-brick integrity and climate-controlled via ducted reverse-cycle air conditioning, the home delivers remarkable thermal mass, acoustic privacy, and structural permanence. While the exposed internal face brick and solid finishes present a clear opportunity for contemporary updates—such as modern lime-washing, rendering, or bespoke joinery enhancements—the foundational layout is generous and impeccably planned.

- **Living & Entertaining:** A welcoming front porch opens to a formal entrance foyer and dining area, flowing through archways into the primary lounge and spacious family rumpus.
- **Kitchen & Utility:** Solid Tasmanian Blackwood cabinetry equipped with an induction electric cooktop, built-in wall oven and grill, and integrated dishwasher, adjoining a full separate laundry.
- **Accommodation:** Four generous bedrooms, including two with walk-in wardrobes and two with built-in robes. The principal bedroom enjoys an ensuite shower room with a dedicated, separate vanity area.

Comprehensive Outbuildings & Specialist Infrastructure:

Beyond the main residence, the fully usable 1.23-acre parcel provides an exceptional array of workshop, storage, and utility shedding rarely seen in urban residential zoning:

- Double lock-up garage with an integrated wet area and adjoining covered carport.
- Detached specialist facility (former breeding kennels) complete with dedicated kitchen and laundry rooms.
- Separate standalone whelping shed/nursery.
- Substantial 8m standalone workshop/storage shed.

Location, Commute & Future Upside:

- **Education & Local Amenities:** An easy walk to the newly opened Brighton High School and minutes to Brighton's expanding shopping precinct, medical services, and local conveniences.
- **Seamless Hobart Commute:** The new Bridgewater Bridge and duplicated Brooker Highway corridor make travel into Hobart CBD a streamlined 25–28 km drive (typically 25–30 minutes outside peak flow).
- **Zoning & Subdivision Potential:** Zoned General Residential with full TasWater reticulated connections, the property provides outstanding scope for behind-the-home multi-unit development or strategic land-banking (STCA), mirroring neighbouring infill projects.

Disclaimer: While LJ Hooker Pinnacle Property has made every effort to ensure the accuracy of the information contained herein, we cannot guarantee its precision. Prospective purchasers are advised to carry out their own investigations and satisfy themselves in all respects. All measurements and boundaries are approximate. Any development potential mentioned is Subject to Council Approval (STCA).

MORE DETAILS

Property ID	Z4J1F
Property Type	House
House Size	260 m2
Land Area	1.23 acre
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

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Total approx. house area: 318 sqm

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

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