



440 Jones River Road, Ellendale

Architectural Derwent River Sanctuary: An Idyllic Lifestyle Retreat & Short-Stay Investment

Imagine waking to the gentle rise of the morning mist over the Derwent River, where panoramic windows frame an ever-changing vista of reflective water, tranquil countryside, and native bushland. More than just a property, 440 Jones River Road is a tranquil escape—a masterfully crafted architectural sanctuary designed to pick you up and drop you into another world. Whether envisioned as a high-performing bespoke holiday let (Airbnb) or your own private riverfront weekender, this unique retreat offers an effortless blend of striking design, outdoor adventure, and refined comfort.

Striking Three-Pod Architectural Design

Constructed in 2014, the residence spans approximately 198m²; across an ingenious three-pod layout that balances seamless entertaining with exceptional privacy:

- The Central Living Pavilion: Boasting soaring vaulted shed-style ceilings and dramatic floor-to-ceiling double-glazed windows and patio doors, this expansive space drinks in sweeping, elevated views across the River Derwent. Year-round comfort is assured through passive solar warmth, reverse-cycle air conditioning, and a cosy wood heater. Durable clip-lock bamboo flooring flows throughout, combining

3 2 4

FOR SALE

\$1,400,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

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Interested parties must rely solely on their own enquiries.

LJ Hooker

warmth and practicality.

- Gourmet Entertaining Kitchen: Fully equipped with premium appliances including an Ariston Pyrolytic built-in oven, induction cooktop, and a Miele dishwasher, all framed by elegant bamboo work surfaces.
- Alfresco Entertaining Deck: Step directly outside to the vast rear timber deck, complete with a push-button electric folding awning for shaded afternoon drinks overlooking peaceful water vistas.
- The Master Retreat: Set privately via a storage-lined hallway, the main bedroom enjoys commanding river views, a dedicated study nook integrated into the walk-in wardrobe, and a lavish ensuite featuring a deep soaking bath, walk-in shower with locally sourced "Slump" glass screens, underfloor heating, and a separate toilet.
- The Guest Wing: Designed to accommodate family or holiday guests with ease, featuring two bedrooms—with the guest bedroom capturing scenic river views (furniture negotiable/included). The wing is serviced by a stylish bathroom complete with underfloor heating, a walk-in shower, and a separate toilet.

A Riverfront Playground on Your Doorstep

Meandering pathways lead through untouched native bushland directly to the river's edge and a shared jetty.

- Cast a line for world-class wild brown and rainbow trout right from the bank.
- Launch kayaks directly onto tranquil waters (kayaks negotiable with sale).
- Set on a private 613m² freehold parcel within natural native gardens designed to encourage local birdlife and native fauna with minimal upkeep.
- Practical inclusions: detached workshop, garden storage shed, dual water supply via river pump and rainwater storage tanks.

Lifestyle & Strata Framework

Forming part of an exclusive community blending individual freehold ownership with shared river access, the property is designated as a non-permanent holiday residence. This provides a premier opportunity for discerning purchasers seeking an attractive short-stay holiday letting venture or a luxury escape away from the city grind.

- Strata / Body Corporate: Approx. \$1,000 per annum
- Council Rates: Approx. \$1,500 per annum
- Land Area: 613m²; | Internal Area: Approx. 198m²;

Disclaimer:

The information contained herein has been supplied to us by the vendor and other external sources. LJ Hooker Pinnacle Property has not verified the information and does not warrant its accuracy, completeness, or currency. All prospective purchasers must make their own independent enquiries, inspections, and assessments to satisfy themselves in all respects.

Please note that this property forms part of a registered Strata Scheme and is subject to Strata By-laws and relevant local planning provisions. Under current planning and strata governance, this dwelling is designated for non-permanent occupancy (suitable for holiday accommodation and short-stay letting). Interested parties should conduct their own due diligence with the Central Highlands Council and the Strata Body Corporate regarding permitted use, zoning regulations, and specific by-laws.

MORE DETAILS

Property ID	Z6J1F
Property Type	House
House Size	198 m2
Land Area	613 m2
Including	Ensuite Study Air Conditioning Toilets (2) Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Water Tank Jetty

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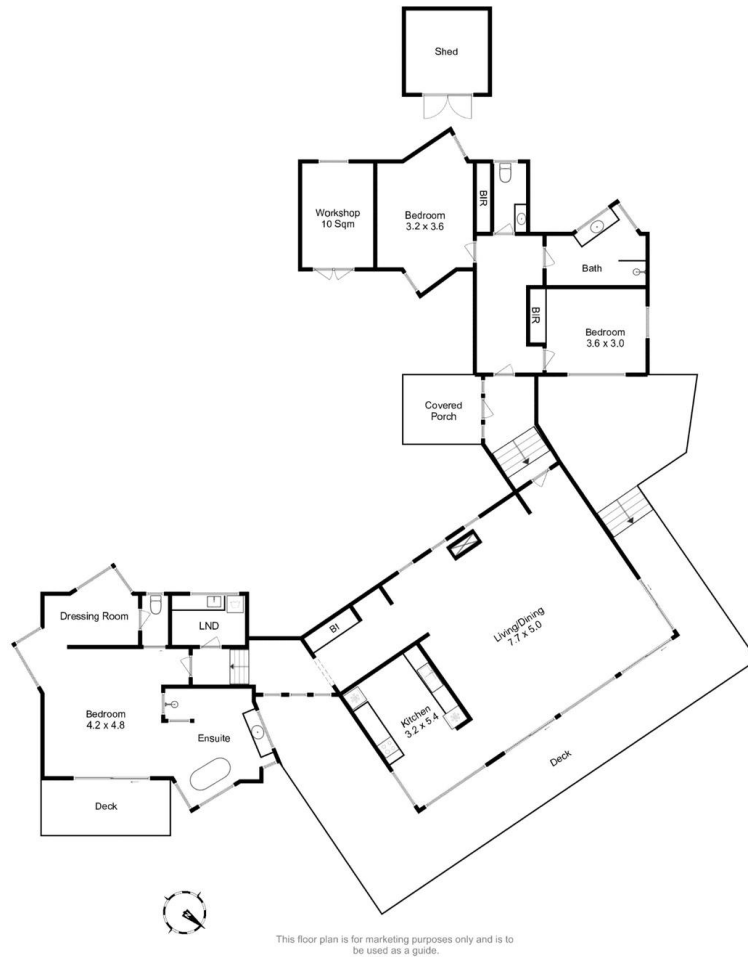
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This floor plan is for marketing purposes only and is to be used as a guide.