




583 Rifle Range Road, Sandford

## Sandford...Clark Kent on the Outside - Superman on the Inside

Ant's "Fluff-Free" Description...

Tucked away on just over five acres, this Sandford retreat is the ultimate surprise package. Unassuming from the road, but once inside, the scale, light and outlook hit you square in the chest.

- Spacious open-plan living areas take full advantage of the sun and the stunning water views, while the modern kitchen delivers serious storage and quality appliances for those who love to cook - or at least look like they do.
- Four generous bedrooms are on offer, including a master suite with ensuite and walk-in robe, plus a dedicated study and an additional gym or games room. It really is like the Tardis... it just keeps going.
- Step outside to the huge entertaining deck, the perfect place for an after-work beverage while watching the local wildlife wander past.

4  2  6 

**FOR SALE**

Offers Over \$895,000

**AGENTS**

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**AGENCY**

LJ Hooker Pinnacle Property

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All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

You're only around 300 metres from the beach, with walking access to the Tangara Trail - whether that's a stroll, a run, or something a little more daring is entirely up to you.

#### The Important Stuff...

- Just under 5 acres of private land
- Stunning water views
- Spacious open-plan living filled with natural light
- Modern kitchen with quality appliances and loads of storage
- Four generous bedrooms
- Master bedroom with ensuite and walk-in robe
- Study plus gym or games room
- Double garage with internal access
- Off-street parking for multiple vehicles
- Huge outdoor entertaining deck
- Approx. 300 metres to the beach
- Walking access to the Tangara Trail
- Abundant wildlife and natural surrounds
- Secluded setting with easy Hobart commute

Private, peaceful and packed with surprises, this is a secluded lifestyle retreat that still sits within an easy commute of schools, shops and everyday essentials.

This one's special.

Onwards and upwards to your very own slice of Sandford!

"I Work Harder - It's THAT Simple!"

Disclaimer: 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	HUJ1F
Property Type	House
House Size	191 m2
Land Area Including	20500 m2
	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Fire Place
	Balcony
	Deck
	Gym
	Dishwasher
	Built-in-Robes
	Secure Parking
	Remote Garage
	Grey Water System
	Water Tank

### Ant Manton 0408 621 856

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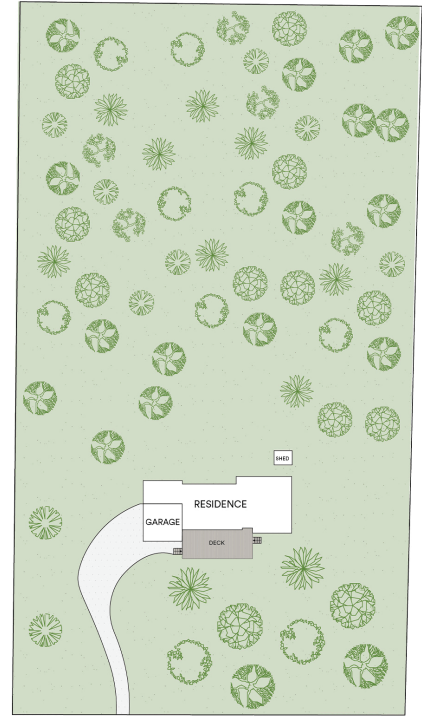
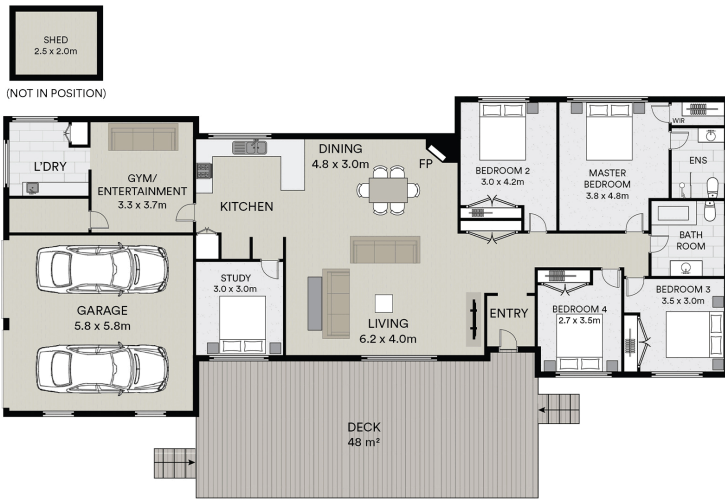
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## 583 Rifle Range Road, Sandford

House area: 191 sqm

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

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 **LJ Hooker**