



### 300 Esperance Coast Road Brooks Bay TAS

3 2 4

Its all about the views, set high on the hill this home enjoys eye catching 210 water views, looking out over the Huon River & Bruny Island. Add to this the most private & quiet location imaginable & a very spacious 3 bedroom, 2 bathroom home, on 2.664 Ha. The open plan features of this home flow very easily with the views in mind & these include a very substantial lounge room with 2 bay windows, a formal dining area & a beautiful black wood kitchen with stainless steel appliances, a bay window & generous bench space.

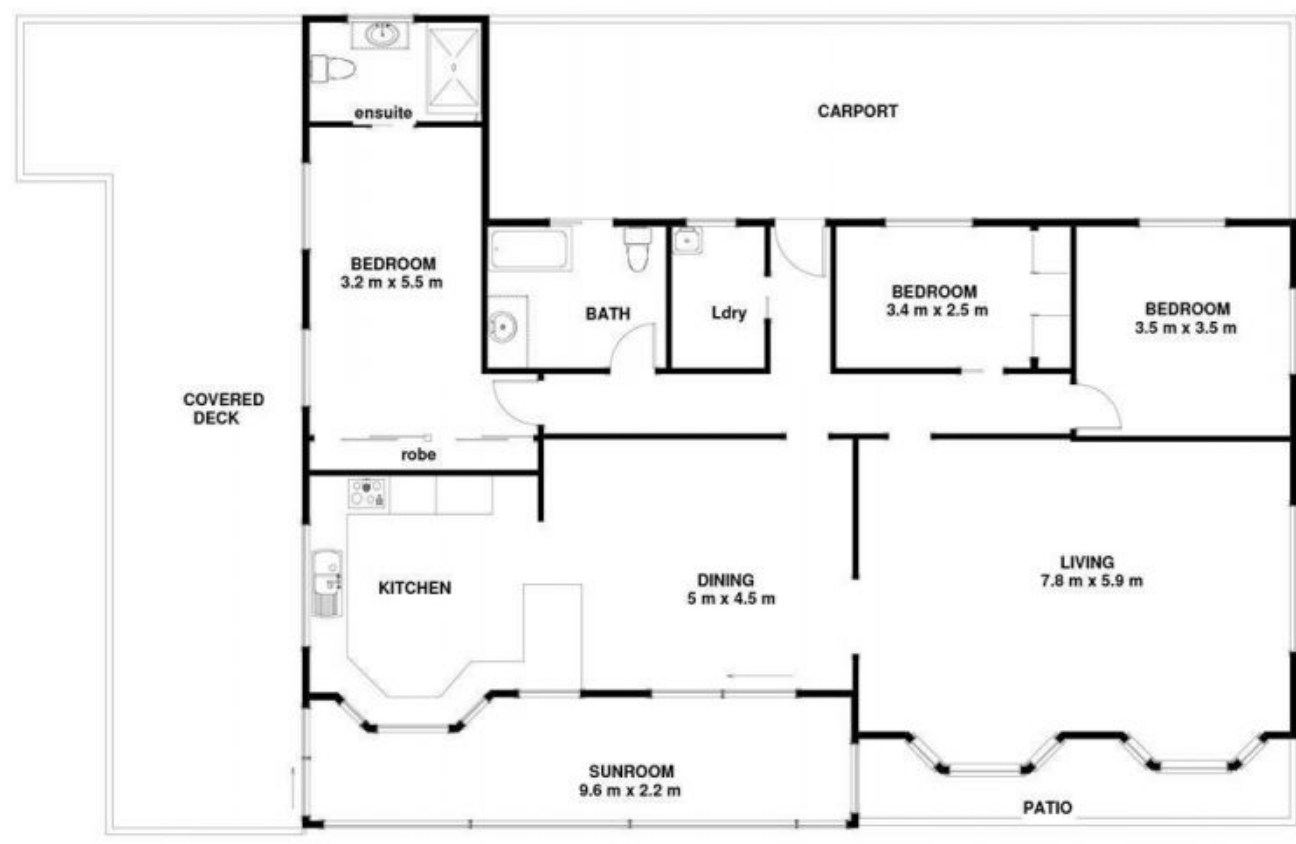
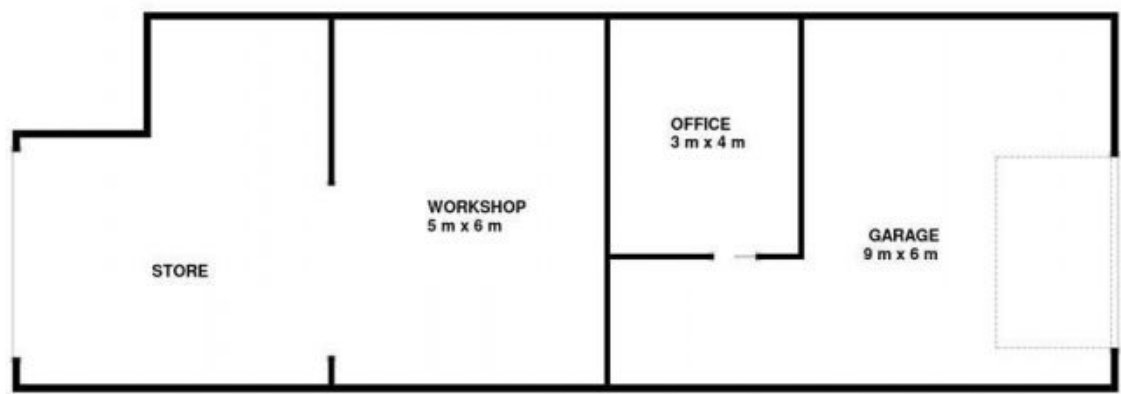
While away the hours in the glass sunroom with a good book or a glass of wine all while taking in these expansive waterfront, Huon River & Valley views. Outside there is a large covered pergola / BBQ area surrounded by nice gardens & lots of good useable sheds, 2 dams for irrigation & stock. There is also a fully fenced yard around the home & a bitumen drive to the back door. What more could you

**Building Size** : 161 sqm  
**Land Size** : 26640 sqm  
**View** : <https://www.taspr.com.au/2103594>



**Maree Oost**  
**03 6264 2888**

300 Esperance Coast Rd, Brooks Bay, TAS 7116  
Approx Internal Space 198 sqm



Disclaimer: All measurements and floor plan details are for informational purposes only. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended. The approximate internal area measurement does not directly reflect the government evaluation of the property area.