HARRISON
AGENTS



1375 RICHMOND ROAD

RICHMOND

3+ BED | 2 BATH | 3+ CAR

Remarkable views from a striking architect-designed house.

On the edge of Richmond, this north-facing contemporary, three bedroom + study/studio home by award-winning architectural firm Terroir connects to the landscape whilst maximising the breathtaking views of the Tea Tree and Coal River Valleys and beyond the nearby woodland and grapevines, to the historic village of Richmond itself.

An attractive slatted walkway leads from the level parking area to the front door where a hallway opens onto the breathtaking views from the various living areas: an artist's studio with stacking glass doors opening wide onto a balcony facing the Tea Tree Valley; the dining area from which there is a step down to the living room with spectacular views up the Coal River Valley; and the sleek kitchen with Neff, Gaggenau and Miele appliances faces towards the natural bushland, Pooley Wines and Richmond. The faceted ceilings throughout this area are a distinctive interior design feature that add visual drama. Polished Tasmanian oak floors in the living and dining areas give a sense of warmth and durability and continue down the stairs to the cellar below.





The architectural concept was to continually delight the occupants with a series of different aspects of the view as they move through the house.

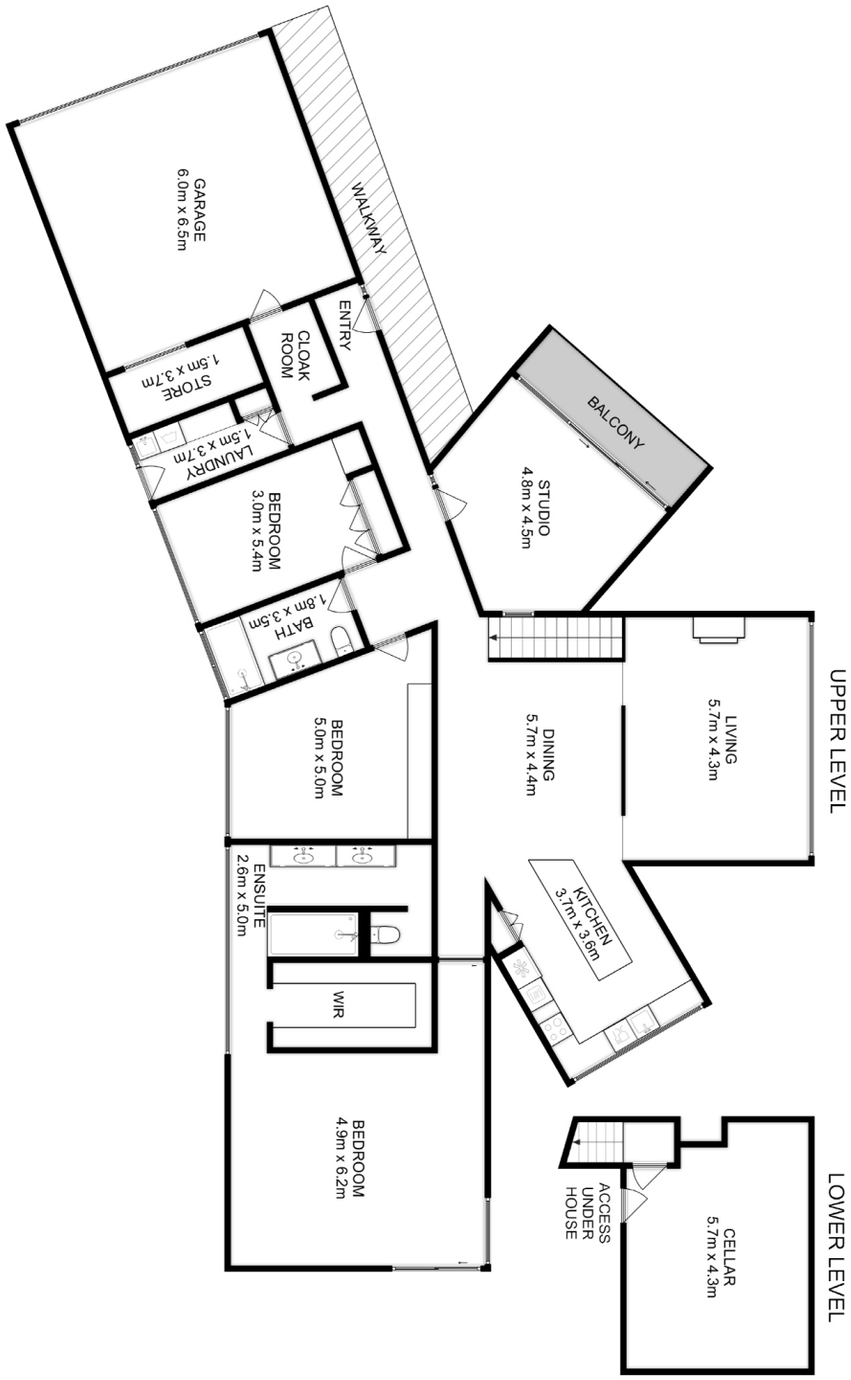




The spacious master bedroom is impressive with its panelled feature wall, dramatic yet calming colour scheme and its framed view of the Coal River Valley. A sliding door opens onto a level sitting area where birds, wallabies and echidnas visit regularly. A walk-in wardrobe adjoins the bedroom which then leads to a considerable and luxurious ensuite. This same level of finish is mirrored in a second bathroom situated between the two remaining double bedrooms, one of which is currently a comfortable study with library.

A sealed driveway leads up to the house with level parking for multiple cars and a secure double garage with direct access to the house. Surrounded by 10.4 hectares (25 acres) of low maintenance bushland and slopes suitable for the cultivation of vines with trellising already in place, there is scope for those seeking a luxury rural retreat with the added potential to develop a small agricultural industry. At the very top of the property which opens out into former pasture , there is a bench to take in the near-180 degree views. This remarkable property is less than half an hour from the Hobart CBD and approximately 15 minutes to Hobart Airport.





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Year Built: 2016
Building Size: 242 m2 (approx)
Land Size: 10.04 ha (approx)
Council Rates: $2,200 p.a (approx)
Water Connection Fee: $320 (approx)



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