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RIVERDANCE

World class design surrounded by river frontage

- **Architectural award winning design**
- **Luxurious lifestyle residence**
- **Expansive vista and estuary views**
- **Labrinth walkway & winding garden paths**
- **350m of absolute waterfront**
- **Heated indoor infinity pool**
- **Abundance of wildlife**
- **2 acres of spectacular scenic grounds**
- **45 minutes to Launceston airport**

Definitive contemporary living matching visionary architectural design mirrors the flow of the river and landscape beautifully. Located in the picturesque surrounds of The Tamar River estuary, this impressive architecturally award winning residence astounds at every point.

Designed with luxury in mind, Riverdance showcases a lifestyle to enjoy all year round. Uncompromisingly constructed from Zinc cladding and rendered block bricks this impeccable home divides into three zones – private master suite on the first level, open plan living sunken lounge, feature fireplace and indoor infinity swimming pool, before stepping out to a shaded alfresco outdoor living area. Upon entering the gallery space the picturesque views perfectly frame the iconic Batman Bridge and surrounding estuary.

Price Contact agent

 2  3  3  2  563 m²

For more information or to arrange an inspection please call Janine Lum
M 0419 113 447 office P 03 9645 5558 or 1300 911 720 E janine.lum@uniqueestates.com.au or
Website www.uniqueestates.com.au



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Cleverly designed with suites both upstairs and down. The first floor master suite features a private balcony, feature fire, generous floor to ceiling walk in robe and spacious ensuite with walk in shower, charcoal porcelain tiles and double vanity. A spacious study or 4th bedroom features silicon butt window offering endless river and hill views for endless inspiration.

The stylish kitchen is designed with the entertainer in mind, supplemented by ample storage, stainless steel Smeg appliances and imported rounded Italian Caesar stone bench tops continuing

the curved river theme with the timber Jarrah floors and quality carpet throughout.

The property is nestled on two acres of native bush land with an abundance of wildlife. stylishly designed low maintenance gardens with Labrinth meandering walking paths and commanding panoramic views that literally take your breath away.

Double garaging secured behind auto-gates this innovative home offers elite lifestyle living in a stand-out picturesque location.

For an inspection please contact Janine Lum on 0419 113 447



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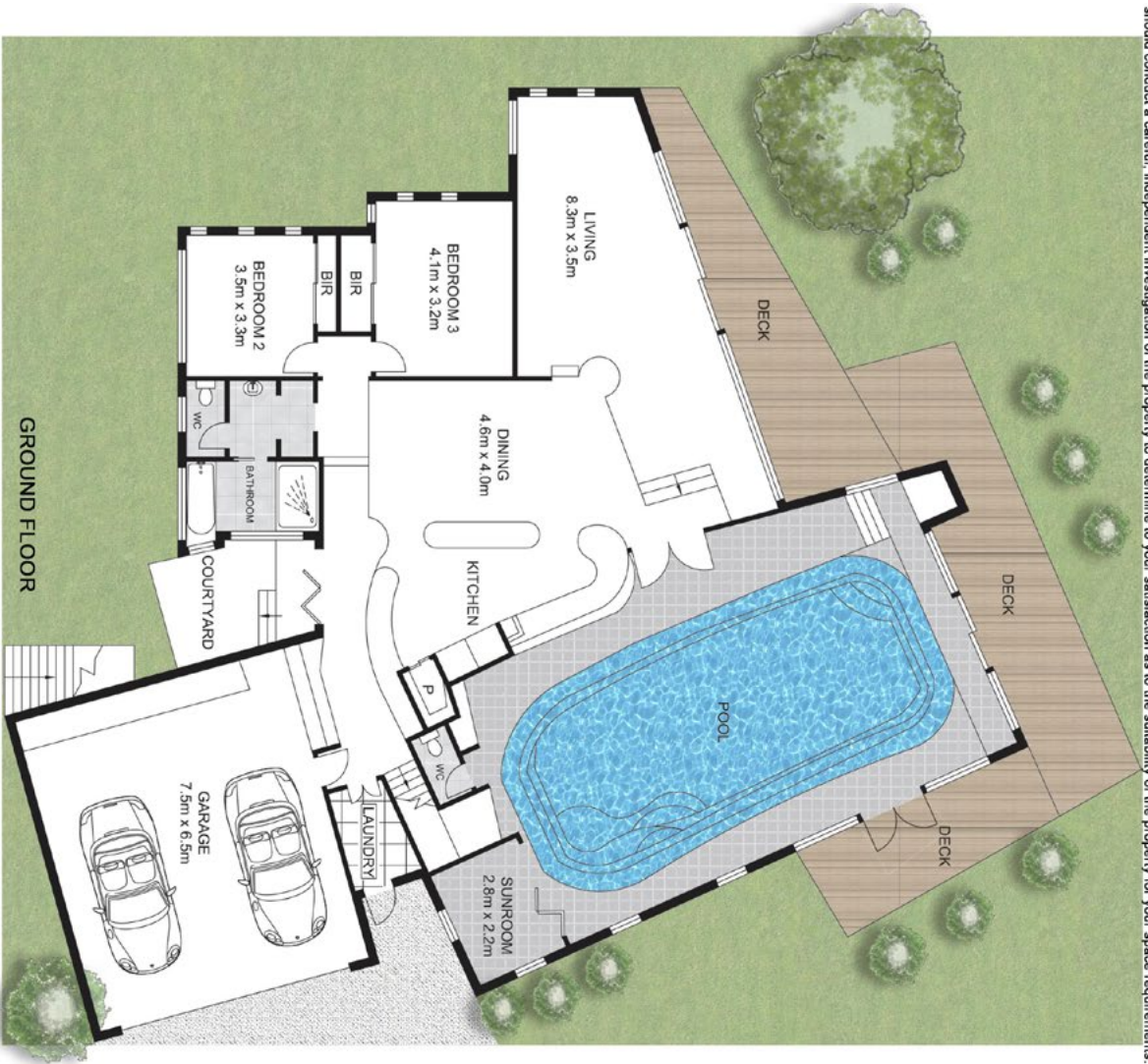


PROPERTY FACT SHEET

Aspect:	North facing
Views:	Absolute waterfront
Height above sea level:	12mtr
Coordinates:	41° 12'16.12" 146° 54'11.79"
Zoning:	Residential
Construction:	Zinc cladding, rendered block brick
House Size:	563 sqm
Guest House:	
Year Built:	2009
Sheds:	1
Outbuildings:	Shed
Mooring Draught	Approved vessel length for 9.45m, Length: 411220.824 Latitude 1465412.407 Longitude DATUM-GDA94 Depth 6.5m (Land encompasses high tide mark)
Pool:	Indoor heated infinity pool (10.4m)
Water Supply:	Town water and irrigating system
Power:	Grid
Sewer / Septic:	
Council Rates:	\$817 per quarter
Mains Water & Sewer:	\$400 per quarter
Near Schools:	Beaconsfield Primary, Star of the Sea Catholic College
Nearest University:	Launceston University

FLOOR PLAN

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



GROUND FLOOR



FIRST FLOOR



INTERIOR FLOOR: 563m²

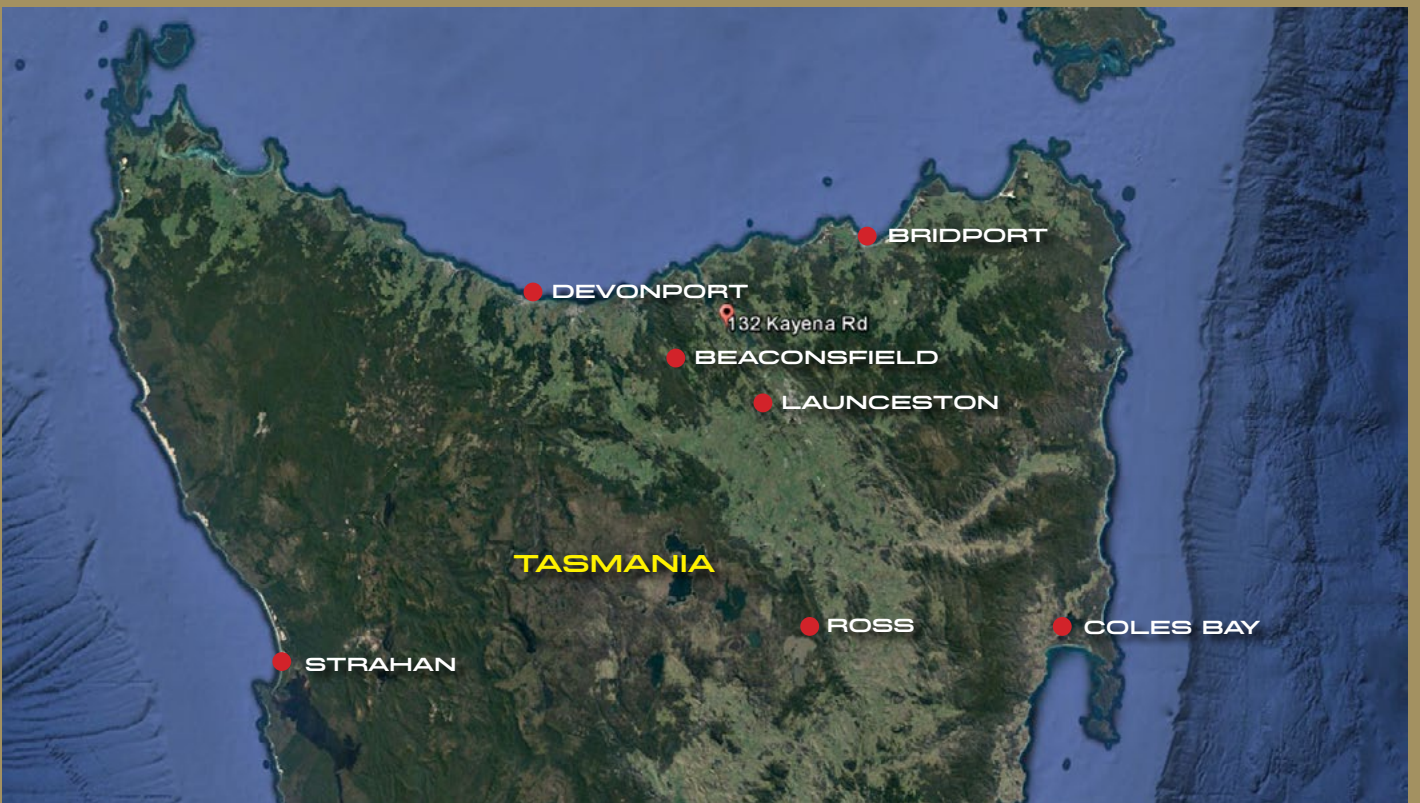
RIVER DANCE

132 KAYENA ROAD, KAYENA TASMANIA 7270



Boundary is approximate area only

LOCATION MAP



Unique Estates encourages intending purchasers to satisfy themselves as to the accuracy of any information contained in this document through their own checks, searches, enquiries and any professional legal and accounting advice. Vendors have the right to remove a property from sale at any time and pricing can be subject to change.