

**12 Carslake Street, Clarendon Vale, Tas 7019**



**House For Sale**

Thursday, 9 January 2025

12 Carslake Street, Clarendon Vale, Tas 7019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 616 m2**

**Type: House**



Marita Oliver  
0417031061

## Offers Over \$440,000

This delightful 1970's property has had a complete makeover and presents as fresh as a daisy. Move straight in and enjoy the pristine environment, both inside and out. A brand-new kitchen boasts quality Bellini appliances, stylish subway tiling, a large pantry cupboard, an under-bench dishwasher cavity, and ample space for both a fridge and dining table. Natural light floods the space, and the kitchen overlooks a spacious, flat yard that enjoys all day sun. The lounge room features newly installed built-in cabinetry and dual-layer curtains (sheer and blackout). A working, fully refurbished wood heater adds charm and warmth, while a reverse cycle air conditioner/heat pump ensures year-round comfort. New soft grey carpet in the living area and two bedrooms complements any décor, providing a neutral and inviting base. Three bedrooms are on offer, with one featuring low-maintenance floating floors and LED strip lighting, for a pop of fun, making it an ideal games or playroom. Alternatively, the sunroom offers a versatile space for a similar purpose, or entertaining or relaxation. Adding a deck here would further enhance the area, and would make the most of the views to Mount Wellington and Ralphs Bay. The fresh white bathroom has been completely renovated and includes an IXL heater light for added comfort. The toilet is separate, as is the laundry, conveniently located near the back door and adjacent to the kitchen. A skylight in the hallway fills the home with extra light, while a handy linen cupboard is within easy reach of the bathroom and bedrooms. Another fantastic bonus are the solar panels, producing 7-8kw of power, cutting those bills! Maintenance has been prioritized, with new gutters, downpipes, and freshly painted eaves ensuring the home is move-in ready. The property's outstanding street appeal is enhanced by stunning surrounding gardens and wide front steps leading to the entrance. From the rear of the residence, enjoy serene rural and water views. Fruit trees include apple, pear, peach, apricot, cherry and plum. An assortment of established herbs, plus rhubarb and fennel are grown and ready for enhancing your cooking. Four raised garden beds, a vegetable garden and a green-house are included for you to enjoy, if you fancy working towards supplementing your groceries with your own produce. The backyard is fully gated, making it ideal for pets or young children. Conveniently located just 400m from John Paul II Catholic School and Bayview Secondary College, the property is also a short drive to nearby beaches and the new Glebe Hill Shopping Centre. Regular buses to the city make this location suitable for all age groups, whether first-home buyers, retirees, investors, or those applying for the MyHome Scheme. Priced well, this one will delight many. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.