

**12 Pauldon Dr, Sandy Bay, TAS, 7005**



**House For Sale**

Monday, 28 October 2024

12 Pauldon Dr, Sandy Bay, TAS, 7005

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## **Impressive position and views from every turn**

This striking western red cedar home, set in the highly coveted Sandy Bay, promises a lifestyle of comfort and sophistication. Its elevated position ensures stunning panoramic views from nearly every corner, while the architecturally designed and thoughtful split-level design provides multiple living zones, ideal for modern family living.

With four generous bedrooms and two well-appointed bathrooms, including a private ensuite, this home seamlessly blends contemporary comforts with timeless elegance. The family bathroom features luxurious underfloor heating, adding a touch of indulgence for cooler mornings. Step inside to discover fresh neutral tones, newly polished Tasmanian oak flooring, and brand new carpets that elevate the home's warmth and style. The well-equipped kitchen flows effortlessly into separate lounge and dining areas, ideal for both intimate family meals and larger gatherings.

The second living area offers incredible versatility, ideal for family entertainment, a quiet retreat, or even a home office. Multiple decks extend your living space outdoors, perfect for hosting summer BBQs or simply enjoying the serene surroundings.

Upgraded double-glazed windows throughout ensure year-round energy efficiency and comfort, while the mature, landscaped gardens create a peaceful, private sanctuary. The home also boasts a double carport and ample storage, ensuring practicality meets style.

Located just a short drive from Sandy Bay's finest schools, the vibrant shopping village, and the picturesque waterfront, this home offers an unbeatable combination of tranquillity and convenience.

Don't miss out on this incredible opportunity. Contact Ben Vance for more information or to arrange your private inspection.

Offers close by 12pm Monday November 4th, however the vendors reserve the right to sell prior to this closing date.

Council Rates: \$3,600.00 per annum (approx.)

Water Rates: \$1,200.00 per annum (approx.)

Rental Estimate: \$850 - \$900 per week (approx.)

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