

**15 Illawarra Court, Blackmans Bay, TAS, 7052**



**House For Sale**

Sunday, 3 November 2024

15 Illawarra Court, Blackmans Bay, TAS, 7052

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Melody Simmonds

0400122611

## **Renovate or just enjoy as is**

Behind an unassuming facade, this home encompasses a surprising blend of charm, style & soul and is the ideal candidate for those who crave a point of difference. With property sales in the area a clear indicator that a decision to renovate this beautiful 1970's classic would reap significant reward.

Host to some truly spectacular water views this home is conveniently located within minutes walking distance to Blackmans Bay Beach and its nearby beachfront restaurants which will entice you with an array of delicious meals or tempt you with a twilight wine on a warm summer's evening. Illawarra Primary School is also within minutes walking distance, providing a most convenient locale for young families.

Offering multi-vehicle off-street parking and a low maintenance, fenced rear yard this home is sure to impress. The convenient carport also providing easy and sheltered access into the home.

The welcoming interior encompasses all the charm and quality of a bygone era highlighted by gorgeous Tasmanian oak skirting boards and architraves with Tasmanian oak floorboards under the current carpet just waiting to be revealed. Gloriously bathed in natural sunlight, made possible by the abundant use of glazing throughout main living, the use of which also maximises the sweeping views of the River Derwent with which create a pleasing introduction to this solid brick home.

In addition to this, the versatile layout consists of a classic kitchen, master bedroom which also offers spectacular water views and benefited by a walk-in robe and 2 further bedrooms upstairs which are serviced by a central bathroom. Descend the spiral staircase to an internally accessible rumpus offering very real potential for further development into additional living or master bedroom suite (STCA), with the area already having a ready made bathroom/laundry. The lower level of the home also offers a myriad of internal storage, with an abundance of usable under house storage and a connecting workshop.

Secure this home now and take advantage of the beautiful coastline walking tracks and recreation facilities nearby just in time for Summer! This home is a blank canvas, ready and waiting its lucky new owner, with all the makings of a truly outstanding beachside retreat, taking full advantage of all that makes Blackmans Bay beach arguably one of the most desired locations in Kingborough.

**Disclaimer:** Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, a guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.