

**17 Erica Rd, Primrose Sands, TAS, 7173**



**House For Sale**

Sunday, 3 November 2024

17 Erica Rd, Primrose Sands, TAS, 7173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Welcome to the sweetest home hitting the market!

This charming, cosy-filled weatherboard property has been lovingly renovated with meticulous attention to detail, making it the perfect retreat for those seeking comfort and style. Step inside to experience light-filled interiors that radiate warmth, enhanced by elegant French doors that seamlessly connect the indoor and outdoor spaces. Gorgeous Tassie Oak floorboards invite you to explore every corner.

The heart of the home is a well-appointed kitchen, ready for you to whip up culinary delights. The main bathroom is a true standout, featuring a luxurious clawfoot bath ideal for those long, relaxing soaks after a busy day.

As you step outside, you'll discover sun decks at both ends of the home, perfect for gatherings with friends or quiet moments of reflection. Imagine cozy evenings by the local fire pit, toasting marshmallows or sipping wine under a starlit sky.

With stunning views across Frederick Henry Bay to Kunanyi, this property offers a breathtaking backdrop for your daily life. Just 400 meters from the beach, you can enjoy leisurely strolls along the shore, refreshing swims, or playful runs with your furry friend. Instead of booking an Airbnb or driving to the coast, you'll have your own private oasis to return to every day or the perfect addition to your investment portfolio.

This home requires no further investment all the hard work has been done for you! It seamlessly blends indoor and outdoor living, with water and garden views gracing the interior, creating an inviting atmosphere that feels like a true sanctuary.

Located at the end of a quiet cul-de-sac, it's only about 40 minutes from Hobart, offering the perfect balance of tranquility and convenience.

Don't miss out on the chance to own this delightful property, where most furniture and homewares are available for separate purchase, allowing you to move in and start enjoying your new lifestyle immediately.

Primrose Sands is quickly becoming a sought-after destination, thanks to its welcoming community and stunning beaches. Act now before everyone else discovers this hidden gem!