

**24 Groom St, St Marys, TAS, 7215**

**Raine&Horne.**

**House For Sale**

Tuesday, 1 October 2024

24 Groom St, St Marys, TAS, 7215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Type: House**

## **Stunning Cottage with all the mod cons.**

This impressive cottage style home offers the perfect blend of original charm and contemporary comforts, making it a wonderful haven for families or individuals. Situated in a peaceful setting, it features spacious and inviting living spaces with stunning mountain views, all just a short distance from the heart of St Marys.

This home features three bedrooms and a contemporary bathroom with an impressive modern deep bath. The modern kitchen features an abundance of storage and bench space, modern amenities and even a butlers pantry, all this is complimented by an amazing open plan living room with a fireplace feature & a brand new wood heater. The home has been fully insulated & the weatherboards have been replaced to keep in the heat for those cosy winter nights. The backyard is a standout, boasting an enchanting walk through easy to maintain garden plus a veggie garden, an abundance of fruit trees , berries, herbs and a timber (Tasmanian hardwood) deck perfect for entertaining, an outdoor toilet for convenience, chook shed, and carport. Additionally, the large double bay garage includes a versatile man cave (12 x 12), you'll have everything you need in a beautiful tranquil setting that is still within close vicinity of the centre of town.

Situated in a tranquil neighbourhood with easy access to local schools, shops, and parks, this property combines serenity with convenience.

With the potential for subdivision, this opportunity is not to be missed. Contact us today for further details and to arrange a viewing.

### **PROPERTY INFORMATION:**

Municipality: Break O'Day

Zoning: General Residential

Built: 1910

Bedrooms: 3

Building Size: 90 m<sup>2</sup>

Land Size: 7856 m<sup>2</sup>

St Marys is a vibrant country town situated at the foot of St Patrick's Head and only minutes drive from the coast. Rapidly become one of Tasmania's fastest-growing regional areas. The town offers a range of amenities including a bakery, accommodation, a hotel, coffee shops, two supermarkets, a pharmacy, a district school, a hospital, various churches, and community groups.