

**3214a South Arm Road, South Arm, TAS, 7022**



**House For Sale**

Wednesday, 18 December 2024

3214a South Arm Road, South Arm, TAS, 7022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **A place to call home, only 50m stroll from the beach**

This beautiful three-bedroom home is on a beautifully landscaped corner block with convenient driveway access off the popular Saltair Court. Your very own private leafy oasis with easy beach access, so close that you are able to hear the wave break. It has been beautifully styled with a protected courtyard, BBQ area, and workshop merging into the lovely gardens, which, while stunning, are easily managed and kept lush by an underground bore watering system.

The home is warm and inviting, with formal and informal rooms and added skylights encouraging all-day natural light. While an inbuilt wood heater and newly installed floor-mounted heat pump provide comfort and atmosphere over the real winter months, the home is cleverly heated by the positioning of the sunroom verandah facing the morning sun and the sheltered rear sunroom gathering the last rays of the day.

The kitchen is modern and spacious, with quality appliances. The sleeping accommodation is presented as two main bedrooms, with the most significant third bedroom currently in use as another living room; this is easily converted back to a generous-sized bedroom with the addition of a wall or doors. All have built-in wardrobes. Throughout the home are other storage areas and built-in bookshelves. There are two bathrooms, one with a bath vanity and toilet and the other with a separate shower, toilet, and vanity combined with the laundry facilities.

The position of this home is also perfect to wander the Convict Trail pathway back to the General Store Post Office and licensed coffee shop/cafe slightly further, with a pharmacy, hair salon, and fitness centre, or stroll along the beach to these facilities. South Arm also has a Metro bus service to Hobart, a Community Centre and sports ground, a tennis court, an excellent RSL centre with meals seven nights a week, a terrific golf course, and many other community clubs and groups to join. Iron Pot is one of the oldest areas of Tasmania's development and the oldest lighthouse in Australia.

Come and explore this wonderful lifestyle home, you will not be disappointed.

**\*\*The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.**