

4 Curlew Street, Primrose Sands, Tas 7173



House For Sale

Tuesday, 6 February 2024

4 Curlew Street, Primrose Sands, Tas 7173

Bedrooms: 2

Bathrooms: 1

Parkings: 8

Area: 948 m2

Type: House



Steve Loring

0404478251

Offers over \$495,000

Nestled between Norfolk Bay and Carlton River with gorgeous water glimpses through the trees, this property offers the astute buyer a laidback lifestyle in a peaceful pocket of Primrose Sands. Backing onto bushland and occupying a level 948m² block at the end of a no through street, this location is easy walking distance to local beaches. Suitable for downsizers, investors or first home buyers, this is an exceptional opportunity to secure your slice of the glorious Southern Beaches. A spacious open plan kitchen/living area, with room for a study space, has access to the covered front deck which captures the morning sunshine. Sit back and sip your coffee here as you enjoy the sounds of birdlife and the natural bushland outlook, the perfect start to every day. Features for independent mobility integration include a ramp at the front of the home and an NDIS upgraded bathroom with safety rails and fully accessible shower. Two bedrooms are on the layout and the large office would also be suitable for an additional living area or children's playroom. Your year round comfort is assured with the inclusion of a wood heater and heat pump and an enormous laundry, with handy 2nd toilet, leads to an additional deck and a covered patio. With ample room for up to 6 vehicles, this huge block is home to a series of sheds and 15000 litre capacity water tank. Those who love to tinker will be impressed by the powered 8x8m garage/workshop with extra height to accommodate the boat or van and there's even a wood heater for those cooler days. Ideally located for all the benefits of relaxed easy living, this home is a 3 minute drive or 5 minute cycle to the RSL, service station and store. The boat ramp and beaches are minutes away for endless coastline walks and days on the water for fishing, diving and exploring. Additional amenities are within close proximity with Dodges Ferry Primary School a 15 minute drive from your door and Sorell just 25 minutes away.

- 2 bedroom home on level 948m² block backing onto bushland
- Sunny front deck and further outdoor living options
- Independent mobility integration including ramp access and NDIS upgraded bathroom
- Spacious kitchen/living area with study space and office/additional living area
- 8x8m extra height garage/workshop and additional sheds
- Features: wood heater, heat pump, 23000 litre water capacity
- Walk to local beaches, short drive or cycle to RSL and store

Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.