

**6 Akaroa Avenue, Akaroa, TAS, 7216**



**House For Sale**

Saturday, 16 November 2024

6 Akaroa Avenue, Akaroa, TAS, 7216

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 9**

**Type: House**



Heidi Howe  
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## Modern with Views & Boat Shed

--- 6 Akaroa Ave, Akaroa, Tasmania ---

This modern, thoughtfully designed four bedroom, two bathroom home offers exceptional functionality and comfort for a family getaway, forever home, or investment property. With plenty of space and an ideal layout for hosting two families, this property is both practical and inviting, with endless potential for you to make it your own.

The property includes outstanding garaging and storage, with plenty of room for boats, caravans, and, the sealed driveway is perfect for washing down your boat after a day on the water.

From the outside, this home may appear modest, but step inside and you'll be impressed by the modern interior that will exceed your expectations.

On the ground floor, you will find three large bedrooms, one with access to the garden, alongside a spacious family living area/rumpus room that includes a wood heater and sliding door to the lower deck. This level is also home to the laundry, family bathroom, and internal access to the separate boat garage. The bathroom on this floor is designed for ultimate practicality, with a roll in shower and heated towel rails, making it perfect for washing off sand and swimmers after a day at the beach or on the water.

Head up the Tasmanian oak staircase and be welcomed in to a fabulous area for adults to retreat. Offering a large living area with beautiful water views, a well appointed kitchen, and access to the deck. The kitchen is generous in size, with a gas cooktop, ample storage, wraparound benches, and a stainless splashback. This level also includes the master bedroom and a luxe ensuite.

The home features a mix of tiles, polished concrete floors, and hardwood finishes. It is serviced by gas hot water and cooking, with town water and mains sewer adding further convenience.

This property is located in the heart of St Helens' vibrant fishing community and is close to the Burns Bay boat ramp, a highly sought after location for boaties who want easy access to the shelf. The yard is a blank canvas, offering low maintenance yards with plenty of scope for you to add your personal touch and create your own oasis.

If you are looking for a comfortable family home, a profitable holiday rental, or a secure investment property, this substantial home might be exactly what you're looking for. There is space for family, friends, pets, and all the toys, including your boat and caravan. And best of all, it's set off the street so you have great privacy without everyone driving past and checking out your toys!

Contact Heidi and her team at Harcourts St Helens today to arrange your inspection. This is an incredible opportunity to secure a versatile and spacious property in a prime location.

### PROPERTY INFORMATION:

Municipality: Break O'Day

Land Size: 1205m<sup>2</sup>

Building Size: 165m<sup>2</sup>

Zoning: Residential

Built: 2010

St Helens/Akaroa is the gateway to the world famous Bay of Fires and is 2 hours from Launceston or 3 1/2 hours from Hobart. The largest town on Tasmania's east coast, St Helens is complimented by a 10 bed hospital, dentist, vet, district school, government agencies, fishing port, mountain bike network, thriving dining and retail scene.

Industry is primarily based around tourism, hospitality, fishing, education and health services. St Helens is a vibrant and

friendly community.

Harcourts St Helens has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.