

9 Admiral Court, Blackmans Bay, TAS, 7052



House For Sale

Sunday, 3 November 2024

9 Admiral Court, Blackmans Bay, TAS, 7052

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Stylish, sophisticated level living with ultimate outdoor entertaining area

With architectural features and sophisticated custom finishes 9 Admiral Court, Blackmans Bay brings together a fabulous much sought-after location and a beautifully designed modern home. Level living is at its finest with lofty raked ceilings and fully landscaped grounds with seamless indoor/outdoor flow that is perfect for idyllic family life and entertaining. Set in a peaceful, quiet cul-de-sac amongst other fantastic contemporary properties, it will appeal greatly to families, downsizers, or those wanting a stylish home without enduring the hassle of building.

The front entry opens onto a long hallway featuring polished Tas Oak flooring pitched ceilings and highlight windows. The open plan living area is very spacious with the raked ceilings and the bank of glazing creating a light, airy feel and relaxed vibe. The chic kitchen has white custom cabinetry, stone bench tops with a waterfall edge, Smeg stainless steel appliances, and a well-appointed butler's pantry. There is ample space for a large dining table for family gatherings or entertaining whilst the double sliding doors provide easy access to the extensive rear deck further extending the living and dining zone.

The generous master bedroom has a walk-in robe and an ensuite with a walk-in shower, floating vanity, and floor-to-ceiling tiles. There are three further bedrooms all with built-in robes and a study or home office. The elegant family bathroom has a freestanding soaker bathtub, walk-in shower, and chic floating vanity with floor-to-ceiling tiles and a WC adjacent. The laundry has good storage, bench space, and direct access to the rear garden.

The grounds are fully landscaped with grassed space and plenty of scope for the avid gardener or children and furry friends to play. The spotted gum-tiered deck is the ultimate entertaining space with a built-in BBQ/firepit and plenty of room to relax and unwind. There is a single garage with internal entry and off-street parking for several more cars.

Blackmans Bay offers a wonderful balance of beaches, parks, playgrounds, and restaurants creating a wonderful lifestyle opportunity. The Hobart CBD is just under 18kms and there is easy access to great schools, transport, and amenities with the Kingston shopping hub only a 4km commute away and less than 2km to the beach. A fabulous, stylish home with endearing outdoor entertaining space this property provides a lifestyle you couldn't help but enjoy.

Built 2018

Council rates approx. \$2,666.00pa approx.

Water rates approx. \$1,100.00pa + usage approx.

Rental appraisal. \$790 - \$825.00 pw approx.

*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.