

**2/109 Clarence Street, Bellerive, TAS, 7018**

PETERSWALD  
for property

## Unit For Sale

Thursday, 28 November 2024

2/109 Clarence Street, Bellerive, TAS, 7018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: Unit**



George Self  
0362247090

## **Stunning townhouse just minutes to the beach**

Located in central Bellerive just metres from the shops, transport, schools and a short walk to the beach, this brilliantly designed contemporary residence immediately impresses with its generous proportions, intelligent floor-plan and sophisticated sense of style. Defined by its clever use of glazing with strategically placed picture windows, high-end finishes, and timber floors. This expansive double two-storey living, dining, alfresco entertainment area offers sublime gourmet kitchen complete with well-designed pantry and quality appliances.

Upstairs the kitchen/dining and living area open through sliding doors to a private alfresco entertainment area with sink, overhead fan and blind for climate control. A perfect venue to entertain with pretty elevated garden views. This is the ideal area for lift installation if required. On this level is the master bedroom which offers extensive built-in wardrobes, bathroom, separate toilet, and vanity.

On the ground level, there is a second living area which flows seamlessly out into the private, partially covered courtyard that conjoins with the double garage. Light-filled with a modern bar, complete with sink, suggests this area could be self-contained for extended family or even Airbnb accommodation (STCA). There are three bedrooms all with built-in wardrobes, stylish bathroom complete with bath, separate toilet, and laundry with access to the clothesline via a ramp. Superbly appointed, this delightful property features commercial grade double glazing, electric panel lift garage doors and front gate, two Daikin reverse cycle heat pumps, energy-efficient heat pump hot water cylinder and fully insulated throughout. A statement in style that you must see to truly appreciate.