

2/44 Surf Road, Seven Mile Beach, TAS, 7170



Unit For Sale

Sunday, 3 November 2024

2/44 Surf Road, Seven Mile Beach, TAS, 7170

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: Unit

Flexibility, charm and beachside location.

An enviable lifestyle awaits with this well-positioned property occupying a prime location in a suburb that holds the true coastal feel of a beachside community. Surf Road sits directly alongside the beautiful Seven Mile Beach, and this spacious property is set back from the street and enjoys a flexible, versatile floor plan that can be easily configured and adjusted to suit the needs of its new owners. Enviably level living is combined with up to 5 bedrooms or 4 and 3 living spaces that open onto a fabulous undercover entertainment zone, all on an 882m² allotment.

Built in 1984 the house has a Mexican charm with curved arch windows and endearing character. Upon entry, a generous living room/ bedroom enjoys the leafy view, polished floorboards, and ample welcome sunlight. The kitchen is neutral colours with stone benchtops, loads of custom cabinetry, and quality Smeg stainless steel appliances. The raked cathedral ceilings and highlight windows bring a sense of light and space that flows into the expansive central lounge with a wood heater and reverse cycle air conditioner for year-round ambiance. There is yet another living space that can be separated from the main zone and it has double sliding doors that open onto the undercover patio perfect for entertaining or alfresco dining.

The master bedroom has good separation from the other bedrooms with a walk-in robe and ensuite and a home office/study sits adjacent. The other two generous bedrooms both have built-in robes and there is a bank of storage cupboards nearby. The central bathroom has a bathtub, shower, vanity, and separate WC. There is a laundry with direct access to the rear gardens.

The landscaped gardens have mature plantings and loads of scope for the avid gardener, furry friends, or children. There is a large garage and up to three further parking spots at the front of the property.

Royal Hobart Golf Club, Llanherne Golf Club, Tasmania Golf Club and another course under construction in Seven Mile Beach make it a mecca location for the golf enthusiast. Club Wyndham and The Seven Mile Beach shop are a stroll in either direction and nearby Lauderdale provides shops, services, cafes, and restaurants. The commute to the Hobart CBD is around 20 minutes and The Hobart Airport is just 5 minutes away. Enjoy walking trails, meander through the extensive pine forest, and of course, the stunning beach rated as one of Tasmania's finest. A wonderful community, a privileged lifestyle, and a fantastic property.

Council rates approx. \$2,300.00pa approx

Water rates approx. \$400.00pa + usage approx

Rental appraisal. \$800 - \$830pw

*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.