

# 1/10 Pearsall Avenue, Blackmans Bay, Tas 7052



## House For Sale

Tuesday, 5 December 2023

1/10 Pearsall Avenue, Blackmans Bay, Tas 7052

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 619 m2**

**Type: House**



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**\$695,000 - \$745,000**

Ideally located 250m from the beach in the highly sought-after suburb of Blackmans Bay sits a gorgeous, circa 1970's property exuding character and charm. From the warm and welcoming lounge room with wall panelling and a fireplace, an abundance of sunshine to flood the space is invited through the large windows. Adjacent to the lounge room you'll find the dining space with a modern kitchen, equipped with ample storage, large countertops, including a handy breakfast bar, and a free-standing oven with gas stovetop. Three bright bedrooms make up the comfortable accommodation, all inclusive of built-in wardrobes. The bathroom is split over two rooms, one contains a shower, the other a built-in bath and a vanity, plus a separate toilet for added convenience. The backyard boasts fabulous outdoor entertaining spaces with a private sundeck as well as a paved area set amid beautiful garden surrounds with blooming flowers and established trees. You'll find lush lawn areas for the kids and pets, while the backyard is fully fenced for safety and peace of mind. A large single garage with automated door and ample built-in storage provides secure housing for a vehicle, along with two additional off-street carparks, and extra storage located under the deck. Perfectly positioned to take full advantage of the wonderful amenities of Blackmans Bay, within walking distance to major shops, cafes, restaurants, and essential services, along with the waterfront, parks, and beaches, this classic home offers a lifestyle filled with comfort and convenience in a highly desirable location. Council rates: \$1,800 pa approx Water rates: \$1,200 pa approx Rental estimate: \$520-\$550 pw Strata Fees: \$2150 pa approx Construction: Brick Year built: 1971 Inspection by appointment only.\*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.