

**1/55 Churinga Waters Drive, Old Beach, TAS, 7017**

**Raine&Horne.**

**Sold House**

Thursday, 6 July 2023

1/55 Churinga Waters Drive, Old Beach, TAS, 7017

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Sam Johnston  
0362782172



David Johnston  
0362782172

## Ultra modern villa at an exceptional price

Level entry, modern and in a superb location

With shimmering water views and a peaceful cul-de-sac location, this could be the idyllic family home you've always wanted. Situated in a highly sought after street this freestanding residence is one of just two on the block meaning no body corporate fees. Offering low maintenance grounds and a lovely entertaining area.

Level access to the home will appeal to a wide range of buyers along with the generous and open-plan layout. Here, natural light floods in through the large windows and glass doors, ensuring a bright and welcoming interior that will instantly feel like home.

A reverse cycle heat pump ensures year-round comfort in the open living space while any home chef and avid entertainer will be drawn to the modern and stylish kitchen. The tiled backsplash stretches all the way from the stone bench top to the ceiling plus there's a suite of quality stainless steel appliances on offer including a new oven and induction cooktop all still under warranty.

Friends can gather at the island as you cook up a storm or perhaps you'd prefer to step out through the double glass doors to the sun-soaked patio. This private courtyard is the perfect place to cook on the barbecue and dine under the stars while admiring the stunning mountain views in the distance. Professional installed bird gutter guards have also been added.

A central bathroom, with laundry facilities and a shower/bath combo, services the three bedrooms and living space. Built-in robes await in both the guest bedrooms while the large master boasts a walk-in robe and views over the backyard and courtyard.

Completing the layout is the double garage with an automatic door and internal access. Anyone who likes to stay active will love living close to picturesque parks and walking tracks that run alongside the River Derwent. A short drive will take you to schools, shops and services plus you're just over 20 minutes from the Hobart CBD.