

**1 Leyden Avenue, Seven Mile Beach, Tas 7170**



**Sold House**

Tuesday, 26 September 2023

1 Leyden Avenue, Seven Mile Beach, Tas 7170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 658 m2**

**Type: House**



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**\$1,130,000**

Ideally located within the sought-after waterside suburb of Seven Mile Beach, directly across from the pristine sandy shores, sits a remarkable family home offering the utmost comfort with the perfect balance of contemporary meets classic style. Fresh and vibrant, the recently renovated home has enjoyed rejuvenation, and features a new hybrid floor system, and modern elegance through sophisticated décor and quality finishes. Abundant sunshine reaches every inch of the open-plan combined living and dining area, with optimal comfort through a central wood heater nestled within the converted brick fireplace. For added ease there is also a reverse-cycle heat pump for all-year comfort. A gourmet kitchen is a culinary delight, fully equipped with quality appliances, plenty of storage, stone benchtops and includes a handy breakfast bar. To add a touch of elegance you will also find brushed brass fittings throughout the kitchen, adding a point of difference and luxury. For those days when you just need to relax you will find another private lounge space adjacent to the main living area, which offers a sense of tranquility and quiet and comes complete with fireplace for those nights when you need to cosy up under a blanket. Luxurious accommodation comprises of up to four bedrooms, with the addition of a rumpus room or teenage retreat. Two bedrooms are inclusive of built-in wardrobes, with the generous master complete with a walk-in robe and a stylish en-suite featuring herringbone tiles and brushed brass tapware. The family bathroom is simply exquisite, with brushed brass fittings, a deluxe free-standing bath, walk-in shower, and a floating vanity, encased by feature floor-to-ceiling subway tiles. Conveniently, a separate toilet sits adjacent. A large laundry enjoys direct outdoor access, plenty of storage space, and room for everyday essentials. Further along, a dedicated storage room allows for additional stowage, along with hallway linen closets. Outdoors, the grounds are expansive, and feature numerous alfresco entertaining areas, including a sheltered pergola, and a paved patio area ideal for a fire pit, all able to be enjoyed in complete seclusion. The fully fenced garden oasis has been impeccably maintained, with established trees, including apple, pear, tangerine, cherry, apricot, and nectarine, lush green lawns, ferns, vegetable beds, and an array of native plantings. Ample off-street parking is provided within the driveway. Perfectly positioned to provide an enviable waterside lifestyle, walking distance to the beach, and within minutes of local shops, Hobart airport, and the Royal Hobart Golf Club, exuding relaxing coastal comfort, this impressive family home in the heart of Seven Mile allows for convenience and beachside luxury in a highly desired and tightly held locale. •Elegant blend of modern meets classic style •Impeccably renovated throughout with quality finishes •Seven Mile Beach directly across the road •Sun-filled sumptuous family living spaces •Exquisite, renovated bathrooms •Fully fenced grounds with established gardens and fruit trees The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only