

# 10 Graham Street, Electrona, Tas 7054

AREA SPECIALIST

## House For Sale

Tuesday, 14 May 2024

10 Graham Street, Electrona, Tas 7054

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 745 m<sup>2</sup>

Type: House



John Loveluck

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## Buyer's Enquiry Guide \$595,000 - \$645,000

Nestled in Peggy's Beach Estate Electrona, this beautifully renovated three-bedroom home offers a perfect blend of tranquillity and modern convenience. The property is drenched in sunlight making for a warm, bright and inviting home. Just a short stroll from the serene waters of Peggy's Beach, the home boasts bright, airy interiors that beautifully merge contemporary style with charming character features. The standout of the home is a separate bedroom studio, which provides privacy and flexibility for guests or creative pursuits, seamlessly connected to the main living space via an inviting deck perfect for entertaining. For outdoor enthusiasts and families alike, the property features a lovely, level and fully fenced backyard ideal for games and gatherings, complemented by two handy storage sheds. Uniquely enjoying dual street frontage, the main entrance is off a quiet lane way whilst the front gate leads directly to a delightful local walking track. This path takes you over a scenic bridge and extends all the way to the picturesque Snug Beach, offering ample opportunities for leisurely walks or invigorating runs in nature. Under 30 minutes from the Hobart CBD, less than 15 minutes to Kingston and a choice of schools within easy reach as well as the Margate Marina close by. What more could you want? Situated close to the amenities of nearby Snug, including shops, schools, and recreational facilities, this home is an exceptional find for those seeking a balanced lifestyle. The area combines the best of both worlds—near enough to essential services yet far enough to maintain a quiet, homely feel. This property is a true gem for anyone looking to enjoy the beauty of Tasmania's stunning landscapes paired with the comfort of a thoughtfully updated home. Make sure this home is on your inspection list. At Area Specialist Community Real Estate, we strive to achieve the highest possible price for our homeowners, along with the best marketing your money can buy. We also offer EVERY salesperson in the industry an opportunity to SELL YOUR HOME. At Area Specialist "Sell with us, SOLD by ALL". Call now for more information.