

# 104 Shearwater Boulevard, Shearwater, Tas 7307



## House For Sale

Thursday, 11 January 2024

104 Shearwater Boulevard, Shearwater, Tas 7307

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 690 m2**

**Type: House**



Wendy Squibb

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## Offers Over \$679,000

In the ever-popular township of Shearwater and in a terrific location this exceptionally neat family home is ready for you inspection. Built in 1994 and recently having undergone some wonderful updates this home is light, bright and lovely. So, let's take a walk through... downstairs is all living area with a gorgeous blackwood timber kitchen that has just been updated with new stone bench tops, glass backsplash and appliances. There is an enormous amount of bench and storage space including a large pantry. This is open plan with the dining room and access from here to the magnificent outdoor area makes for a great style of living, bringing the outdoors in. There is a super large main lounge room and in centre place is a new wood heater, which in the cooler months will heat this home beautifully. There is also dual access from here to the back patio. To complete the downstairs there is a second lounge room, a very neat powder room and a great sized laundry. Upstairs you can take in the views from the 3 very large bedrooms. All the bedrooms have plenty of storage and for convenience the main bedroom has dual access with the large main bathroom. Other recent updates by the current owners include the following:

- New blind & privacy blinds throughout
- Quality carpet and vinyl planks throughout
- Professionally painted interior & exterior
- New ceiling fans x 4
- 2 new reverse cycle air-conditioners
- New fly screens & cladding on top windows
- Refurbished and re-painted roof
- Fully sealed driveway & caravan pad
- 6kw of solar panels

The outdoor entertainment area is brilliant and almost fully enclosed, so you can take advantage of this area all year round. For the shed enthusiast you will adore this brilliant new shed. Approx. 12m x 6m. this shed is fully powered with remote access and also a pedestrian door, plus for extra vehicle storage there is a single carport. The gardens are gorgeous and a credit to the owner with beautifully laid out garden beds full of colour. There is also a large veggie patch and at the front of the house a cement pad takes care of the caravan or boat. Shearwater is a popular location with gorgeous beaches, terrific amenities and the added bonus of still having a coastal vibe and a relaxed lifestyle. We will be delighted to show you through this pristine home, so please call the listing agent Wendy Squibb or come along to one of our upcoming open homes. Disclaimer: While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.