

**111 Terrina Street, Lauderdale, Tas 7021**



**House For Sale**

Monday, 3 June 2024

**111 Terrina Street, Lauderdale, Tas 7021**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



David McLeod  
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## Offers Over \$695,000

This charming brick home is located in the stunning beachside community of Lauderdale, and only a short walk to the beach. The home features bright living areas, a spacious kitchen, and three sizable bedrooms, complemented by an updated bathroom. Additionally, it boasts a flat, fully fenced yard, a double garage, and an outdoor entertaining area, making it certain to impress upon viewing. The spacious living area is filled with natural light and features a reverse cycle air conditioner for year-round comfort. The adjoining kitchen offers ample storage, a large pantry, and plenty of bench space for food preparation, with additional seating at the breakfast bar for quick meals. The dining area opens onto an enclosed outdoor deck, perfect for entertaining family and friends. Accommodation is provided by three generous bedrooms, all with built-in robes. A sizable bathroom with a spacious walk-in shower and vanity services the home, while the WC and laundry are both separate. The laundry provides ample space and direct access to the rear yard. The yard is flat and fully fenced, with a double garage for secure off-street parking or a handy workshop area. A sizable greenhouse is ideal for the keen gardener and is ready to flourish with a variety of plants. The yard is low maintenance with a few raised garden beds awaiting propagation, and established fruit trees. Located in the picturesque Lauderdale beachside community, the stunning sands of Roches Beach are just a short walk away. Nearby amenities include local shops, restaurants, and schools, with essential services available at Glebe Hill Village, only a short drive away. The Hobart CBD is a convenient 25-minute commute.

- Charming brick home in beautiful Lauderdale
- Short walk to Roches Beach
- Light filled and spacious living area
- Reverse cycle air conditioner in the living area
- Kitchen with ample storage, large pantry, and breakfast bar
- Three sizable bedrooms with built-in robes.
- Updated bathroom with walk-in shower and vanity.
- Separate WC and laundry with rear yard access
- Outdoor entertaining area with enclosed deck
- Flat, fully fenced yard with double garage
- A sizable greenhouse, raised garden beds and established fruit trees
- Solar panel system
- Close to Roches Beach, local shops, restaurants, and schools.
- Essential services at Glebe Hill Village nearby
- 25-minute commute to Hobart CBD
- Council rates approx. \$1,170pa
- Water rates approx. \$800pa