

# 114 Flinders Esplanade, Tarooma, Tas 7053



## Sold House

Saturday, 12 August 2023

114 Flinders Esplanade, Tarooma, Tas 7053

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 764 m<sup>2</sup>

Type: House

**\$870,000**

This home has been loved, cherished, and beautifully maintained for the last several decades as is common for houses in this tightly held enclave, and now it is your turn to share treasured family moments, and build a future full of happy memories here. With attractive curb side appeal and street presence this flat, single level family sized brick home on a very quiet street will serve you well for the years to come. The floor plan is open, with a modern flow, and provides a perfect canvas with beautiful Tasmanian Oak timber floors and 1960s-character features for you to refurbish and add your own touch when you're ready. But for now, it's perfectly neat as a pin and comfortable so you can move straight in with no work to do. Unwind with a good book and soak up the birdsong, warming sun, and enjoy views of the iconic River Derwent from the peaceful, ever so quiet and tranquil rear deck. There is a studio on the generous 764m<sup>2</sup> private back yard which is good for storage, but with a little investment could be repurposed into a functioning granny flat (STCA). There are ten solar panels on the studio supplying cheap and environmentally friendly power to the home and grid. There are beautiful bush and coastal trails nearby, and you can walk a mere 400 metres to a couple of lovely beaches, sports ovals and the immensely popular Taroona High and Primary schools without crossing any busy roads. Its location is within 15 minutes' drive to the CBD, private schools, and 8kms to everything that prestigious and vibrant Sandy Bay has to offer - adding to the unbeatable convenience this property offers. Council Rates: \$2,115.00 per annum (approx.) Water Rates: \$1,172.00 per annum (approx.) Rental Estimate: \$600 - \$650 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.