

**12 Darling Street, Port Sorell, Tas 7307**



**Sold House**

Thursday, 11 January 2024

12 Darling Street, Port Sorell, Tas 7307

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1160 m2**

**Type: House**



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**\$783,000**

Nestled in the heart of the charming seaside village of Port Sorell, 12 Darling Street stands as a classic beauty, exuding timeless elegance and modern comfort. This picturesque property, situated on a large corner block spanning 1160m<sup>2</sup>, presents a rare opportunity for those seeking a slice of coastal paradise.

**Key Features:**

- 1. Prime Location:** Located in the heart of the seaside village of Port Sorell, the property offers proximity to the beach, local amenities, and the tranquil lifestyle that coastal living affords. Only a short walk to local primary school, sporting and recreational facilities.
- 2. Large Corner Block:** Boasting a generous 1170m<sup>2</sup> corner block, the property provides ample space for potential subdivision, subject to council approval. This feature opens up exciting possibilities for development or investment.
- 3. Landscaped Grounds:** The spacious grounds have been meticulously landscaped, creating a perfect summer haven by the sea. Lush greenery, vibrant flora, and thoughtfully designed outdoor spaces contribute to a serene and inviting atmosphere.
- 4. Three-Bedroom Home:** The property features a gorgeous three-bedroom home that seamlessly blends modern aesthetics with the grandeur of yesteryear. This fusion of styles creates a unique and welcoming living environment.
- 5. Double Brick Construction:** The residence is constructed with enduring double brick, providing durability and a sense of timeless solidity. This construction style also contributes to insulation, making the home comfortable in all seasons.
- 6. Two Levels of Living:** The home spans two levels, offering a well-planned layout for optimal living. The ground floor and upstairs areas provide a distinct separation of living spaces, catering to both privacy and functionality.
- 7. Amazing Street Presence:** The property commands attention with its amazing street presence, showcasing architectural flair and an aesthetically pleasing design. The facade captures the essence of classic beauty while maintaining a modern allure.

**Potential:**

- Subdivision Opportunity:** The large corner block presents a potential subdivision opportunity for those looking to maximize the property's value. Prospective buyers may explore the option of obtaining council approval for subdivision and development.
- Versatile Outdoor Spaces:** The beautifully landscaped grounds offer versatile outdoor spaces for various activities, from leisurely strolls to entertaining guests. The potential to further enhance these spaces exists, creating a bespoke outdoor retreat. The large garage with mezzanine provides extra living space for an office, a teenager or maybe an artist studio or workshop. This area also has bathroom facilities and storage options. A double carport provides plenty of undercover storage for your vehicles and backyard access can be obtained for larger vehicles, boat, or van. Plenty of room in the back yard to build a large shed to house them or just enjoy the space around you.

In summary, 12 Darling Street, Port Sorell, is not just a property; it's an opportunity to embrace the coastal lifestyle in a classic home with modern conveniences. Whether considering the potential for subdivision or relishing in the spacious, beautifully landscaped grounds, this residence is a testament to the timeless allure of seaside living.