

**120 Irby Boulevard, Sisters Beach, Tas 7321**



**Sold House**

Tuesday, 13 February 2024

120 Irby Boulevard, Sisters Beach, Tas 7321

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1312 m2**

**Type: House**



Theresa Button  
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**\$700,000**

Looking for the ultimate Sisters Beach Lifestyle? If you're looking to enjoy the beach, tinker in the shed or entertain guests this property ticks the boxes. The open style modern rustic kitchen, living and dining is the real heart of this family home. The list of features for the property and lifestyle are sure to make the whole family happy. Enjoy upstairs: \* Extra large 4th bedroom or second living area \* Ensuite with shower, vanity and toilet \* Expansive ocean views and vaulted ceiling \* Deck overlooking the back yard and country views Enjoy downstairs: \* Timber kitchen with ample bench space and storage \* Open plan kitchen and dining with alfresco access \* Large family lounge with sea views, wood heating and vaulted ceiling \* Three decent sized bedrooms all with built ins \* Modern large bathroom with walk in shower and separate bath \* Three decent sized bedrooms all with built ins Enjoy Outside: \* 11m X 8m garage including workshop \* 11m X 4m shed with barrel heater, toilet \* High lift roller door for boat or caravan storage \* Separate storage shed \* Sea views from your front veranda \* Alfresco area with back yard access and country views \* Secure flat backyard for the kids or pets \* Circular driveway, easy parking \* 200m to boat ramp and beach This is truly relaxed Sisters Beach lifestyle. With the local thriving cafe nearby, you are a lazy short walk to the beach or the boat ramp. So enjoy your day to day living while adding fishing, boating, surfing, beach combing and bushwalking. Contact Theresa to arrange your personal inspection \*\*\*\* The information on this website has been provided to LJ Hooker Wynyard by third parties. While LJ Hooker Wynyard have taken every care to verify the accuracy of the property details this information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. All measurements are approximate \*\*\*\* Building Size: (approx.) Land Size: 1312m<sup>2</sup> (approx.) Beds: 3/4 Baths: 2 Built: 1987 (Approx) Council Rates: \$1,800 P/A (approx.) Water Rates: (approx.)