

13 Swan Point Road, Swan Point, Tas 7275



House For Sale

Wednesday, 28 February 2024

13 Swan Point Road, Swan Point, Tas 7275

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2160 m2

Type: House



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\$679,000 - \$739,000

Nestled on a generous 2160 sqm allotment in Swan Point, this stunning 4-bedroom, 2-bathroom brick home, built in 1989, has undergone a complete refurbishment, transforming it into a contemporary haven of comfort and style. Key Features:

- **Bedrooms & Bathrooms:** 4 bedrooms, 2 bathrooms, including a brand-new ensuite and main bathroom
- **Modern Kitchen:** A new kitchen graces the heart of the home, providing a stylish and functional space
- **Undercover Decking:** Enjoy outdoor living on the new undercover decking, complete with bistro blinds and wood heater, perfect for year-round entertainment
- **Wood Heater:** Warm up in style with the free-standing wood heater in the decking area
- **Fresh Interior:** The entire home has been freshly painted, creating a modern and inviting atmosphere
- **New Flooring:** Brand-new flooring throughout adds a touch of luxury and durability
- **Day/Night Blinds:** New day/night blinds enhance privacy and light control throughout the home
- **Ducted Heating & Cooling:** Enjoy year-round comfort with ducted heating and cooling
- **Solar Panels:** 20 solar panels contribute to energy efficiency and savings on electricity bills
- **Outbuildings:** Additional outbuildings and garden sheds provide storage and utility space
- **Fruit Trees:** Cherries, plums, lemons in the backyard add a delightful touch
- **Raised Garden Beds:** Perfect for those with a green thumb, the raised garden beds offer a space for cultivating your own produce
- **Water Options:** Town water supply and a water tank for added convenience
- **Connectivity:** NBN connected for high-speed internet access
- **Walking Distance to Water:** A short stroll to the water allows for family-friendly activities along the Swan Point track
- **Commute:** A 10-minute drive to Exeter amenities, and a 25-minute scenic drive to Launceston CBD

• **Rates:** \$1,605/annum Water: Approximately \$170/Quarter

• **Rent:** \$550-\$570/week

Contemporary Living in a Coastal Locale: This home offers a seamless blend of contemporary design, modern comforts, and the tranquillity of Swan Point. The rejuvenated interior and outdoor spaces create an ideal setting for relaxed family living and entertaining.

Explore Swan Point's Natural Beauty: The Swan Point track, a family-friendly 2.3km trail, invites outdoor enthusiasts to enjoy scenic walks, jogs, or hikes, adding to the appeal of this coastal locale.

Your Swan Point Sanctuary Awaits: Contact us today to explore this beautifully refurbished Swan Point residence. Don't miss the opportunity to make this contemporary haven your dream home.