

**13 Sweetwater Road, Midway Point, Tas 7171**



**Sold House**

Wednesday, 11 October 2023

13 Sweetwater Road, Midway Point, Tas 7171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 564 m2**

**Type: House**



Simon Lidgerwood

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**\$635,000**

Situated in a sunny position, bookended by pristine beaches, and rolling hills of the neighbouring pastoral suburbs, this remarkable family home exudes contemporary comfort in a highly sought-after waterside locale. Constructed in 2020, the modern residence still feels brand-new. Abundant sunshine floods every inch of the home, coupled with stylish, timeless décor, creates a warm and inviting environment. Spacious, open-plan indoor and outdoor living encompasses a sumptuous family sitting room, dedicated dining, and the gourmet kitchen and neutral tones. Ideal for hosting family and friends for intimate occasions, the home features a separate indoor entertaining area, complete with a functional bar. The bar is not fixed and can be removed to allow for an alternative living space or third bedroom. Elegant and spacious, the kitchen comes fully equipped with premium appliances, roomy countertops, including an elevated breakfast bar, and ample storage within quality cabinetry. A coveted butler's pantry offers additional space, along with room to neatly house the laundry. Luxurious, light-filled accommodation comprises of two generous bedrooms. One bedroom is inclusive of built-in wardrobes, while the master comes complete with a large walk-in dressing room. Perfectly positioned for convenience between the two bedrooms, with dual access from the master bedroom, and the hallway, the elegant bathroom features a free-standing deep bathtub, a shower, toilet, and a vanity designed for two. An additional powder room sits adjacent. In addition to the indoor bar, the property features fabulous outdoor entertaining spaces, with a sizeable timber deck that bathes in all-day sunshine, not to forget the servery window. The expansive 564m<sup>2</sup> allotment is completely level, and fully fenced for the safety of children and pets. The lawns are low-maintenance, and the established gardens feature leafy greenery and raised vegetable beds offering fresh, seasonal produce. Verdant gardens at the front of the home line the entrance and driveway, where off-street parking is plentiful. Occupying a truly enviable position within the popular suburb of Midway Point, with a focus on family friendly living, and the added convenience of new roads and infrastructure between the shopping hubs of Sorell and Cambridge, this impressive property ensures a lifestyle filled with superior comfort, and convenience. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.