

# 14 Braeside Crescent, Sandy Bay, Tas 7005



## Sold House

Sunday, 25 February 2024

14 Braeside Crescent, Sandy Bay, Tas 7005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 594 m2**

**Type: House**



Hugh Balcombe

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## Contact agent

Nestled at the end of a cul-de-sac and popular locale of lower Sandy Bay, 14 Braeside Crescent offers a charming double brick home spanning over two levels. The home benefits from multiple living areas, north facing living and a large backyard with established gardens. The ground floor provides level access from the carport into the dining room, seamlessly connecting to the lounge and generously sized separate living area, with timber flooring throughout. The north-facing living areas create a warm and inviting atmosphere, being light filled throughout the day. Off the living area is the kitchen, positioned in the centre of the home, providing plenty of storage. The master bedroom and additional bedroom have built-in robes and are serviced by a recently renovated bathroom. The home is heated and cooled by a reverse cycle air-conditioning system in the living area, with the addition of two electric heaters in the lounge room and kitchen. The home also benefits from solar panels on the roof to assist with reducing electricity costs, as well as a ducted vacuum system on ground and lower ground level. The lower level provides a versatile floorplan, comprising a utility or storage room, a bathroom with a separate toilet, a third bedroom, and an additional room that serves as a rumpus room or private parents' retreat. The lower level provides flexibility to suit a range of buyers needs. One of the many highlights of the home is the generous backyard with established gardens, creating a private oasis, perfect for entertaining or for kids to play. Braeside Crescent is a quiet street positioned in lower Sandy Bay, just off the popular Fisher Avenue. It is only a short stroll from the picturesque Nutgrove and Long Beach, Sandown Park, Sandy Bay Road and the prestigious Fahan School.