

15 Garrett Street, Beauty Point, Tas 7270



House For Sale

Thursday, 16 November 2023

15 Garrett Street, Beauty Point, Tas 7270

Bedrooms: 3

Bathrooms: 1

Area: 1012 m2

Type: House



Tanya Meneghetti
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Vaughan Rose
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\$375,000 - \$425,000

Nestled on a 1012 sqm block, this delightful 3-bedroom, 1-bathroom brick home built in 1974 is a gem in the heart of Beauty Point. Surrounded by established gardens, this property offers not only a comfortable residence but also the potential for various lifestyle choices.

- **Bedrooms:** The bedrooms are generously sized, with the main bedroom featuring a built-in wardrobe and dresser, while the second room is also equipped with built-in storage.
- **Open Plan Living:** The heart of the home is the open plan kitchen, dining, and living area, creating a welcoming and communal space for daily living.
- **Accessible Bathroom:** The large bathroom is designed for easy access, making it convenient for all residents, including those with mobility challenges. It features a two-way entrance for added flexibility.
- **Sunlit Spaces:** The house is bathed in natural sunlight, creating a warm and inviting atmosphere throughout.
- **Established Gardens:** Enjoy the serenity of established gardens, complemented by a 3m x 5m approximate hot house for gardening enthusiasts.
- **Brick Workshop:** The property includes a brick workshop with a concrete floor and power, providing a versatile space for hobbies or projects.
- **NBN Ready:** NBN is available and ready for connection, ensuring high-speed internet access for your convenience.
- **Dual Entrance:** The property offers dual entrance points, accessible from both Charles Street and Garrett Street.
- **Versatile Appeal:** Whether you're a first-home buyer, investor, downsizer, or even a developer, this property offers versatility to suit various preferences.
- **Potential for Subdivision (STCA):** Explore the potential for subdivision, subject to council approval, opening up exciting possibilities for future development.
- **Proximity to Beauty Point Attractions:** Enjoy the convenience of walking distance to the esplanade and local cafes. Beauty Point is home to Seahorse World, the Australian Maritime College, Port Dalrymple Yacht Club, and much more.
- **Commute Convenience:** A short 5-minute drive takes you to the amenities of Beaconsfield, while a scenic 40-minute commute through the valley and along the Tamar River brings you to Launceston CBD.
- **Rates:** Approximately \$1,240/annum
- **Water:** Approximately \$240/qtr
- **Rent:** Approximately \$380-\$400/week

This property is more than a home; it's a lifestyle choice. Contact us today to explore the endless possibilities this Beauty Point residence has to offer. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.