

**15 Hamilton Street, Upper Burnie, Tas 7320**



## House For Sale

Tuesday, 6 February 2024

15 Hamilton Street, Upper Burnie, Tas 7320

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 798 m2**

**Type: House**



Jenna & Andrew Miles

**\$589,000**

Big picture framing double glazed windows showcase this home's north facing orientation to an idyllic coastal view that embraces the bustling 196-year-old deep seaport, golden beaches, yacht club and commuting traffic, an ever-changing outlook. Blinds drawn will present this view 24 hours a day, a view you will never grow tired of. This beautifully constructed 1997 brick home demands your appreciation, and you don't have to look too deeply to feel an instant connection and calmness from its smart floor plan and ease of living. At the front entrance and referred to as level 2, a welcoming tiled space directs you through to the combined living space, sitting, dining and kitchen with a walk-in style pantry with bench, shelving and space for the chest freezer. Dual linen presses conveniently positioned close to the laundry, the separate 3rd toilet alongside. On the eastern end of the living area the entrance to the comfortable master bedroom with ensuite is positioned inconspicuously and well designed. Head up to level 3 where two north facing bedrooms are dazzled by the warmth and views, each with a brilliant sliding door robe and a centrally located bathroom with moulded shower and toilet, a practical and proven design. On the ground floor, the remote and internally accessed double garage and under-house storage will keep the weather off the vehicles and coming home in inclement weather a delight. An engineered parking bay towards the entrance to the driveway, designed with motor homes in mind, extra parking within the driveway, and at the rear of home, an impeccable driveway drainage system is impressive and well thought, precisely retained walls within the landscaped gardens that also have fruit trees (2 x pears, lemon, avocado & plum) berries (blueberries, black currants, strawberries and myrtus berries) and plenty of herbs to choose from! A no-through street, a convenient Upper Burnie position close to the shopping precinct, a short commute to the CBD or pet exercise beaches and pathways, has that easier lifestyle covered. A relaxing feel-good ambiance, warmth, views and all the necessities smartly arranged, a home that's not hard to fall in love with. Call Team Jenrew to experience firsthand! Additional Property Information: Year Built: 1997 Council Rates: \$2,174.76pa Water Rates: \$1,109.92pa + usage charges Floor area: 202m2 approx

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