

**16-22 Provence Drive, Carlton, Tas 7173**



**House For Sale**

Monday, 11 December 2023

16-22 Provence Drive, Carlton, Tas 7173

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 6629 m2**

**Type: House**



Nick Cowley



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## Offers over \$1,100,000

Situated in a quiet street in the heart of Carlton, is this rare opportunity to purchase a 6,629 sqm lot across three separate titles with endless possibilities. This stunning solid sandstone built home is beautifully presented and nestled away from the road creating a tranquil atmosphere for you to enjoy in the comfort of your own space. The 242 sqm home itself is perfect for families that want to live away from the hustle and bustle of inner city life. It comprises four, ample-sized bedrooms, all which contain built-in robes and the master with an additional walk-in wardrobe. The master also contains an ensuite with dual access from both the bedroom and hallway, with a deluxe spa shower. The main bathroom has a separate shower and bath with a separate toilet adjoining the bathroom. The kitchen has been recently updated and includes high quality appliances with plenty of bench space. The open-plan living area is quite large and has plenty of space for the whole family. There is an additional overflow into the sunroom which is north facing, bringing in plenty of warmth into the space. With a gas heater in the living area including a heat transfer system and in-slab electrical heating throughout the home you will be provided extra warmth and comfort for those colder months. However, you won't have an issue with a big electrical bill, with 12 solar panels on 3.5kw and 5kw solar battery on the home and an additional 6kw on the shed with 31 panels. The backyard is kept beautifully green with a water boar on the property, not impacting on your water usage on the three water tanks on the property, totalling 50,000L. These tanks are connected so when there is an overflow in one, it can be transferred to another. The large shed is perfect to keep all of your vehicles and toys including boats, cars, and a great spot for a workshop. Adjoined to the shed is its own self-contained, one bedroom unit which could be used as a teenager's retreat or renting it out to receive some income. There is a large wood heater to warm the shed throughout in addition to ducted heating and cooling. With the property being on three separate titles, the opportunity to sell one of the 2000m<sup>2</sup> lots would provide a substantial return to the purchaser with lots of this size consistently selling for \$350,000 and above in the area. Carlton is a beautiful beachside town and is becoming a popular destination for those who want to get away from the city. The local grocer, Hill Street Dodges Ferry, is only 5 minutes away and a 15 minute commute to Sorell which has all of your amenities and services.