

16 Coolamon Road, Tarooma, Tas 7053



Sold House

Tuesday, 14 November 2023

16 Coolamon Road, Tarooma, Tas 7053

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 911 m2

Type: House



Colin Miller

0417246760

Contact agent

This generously proportioned, immaculately maintained 1960s family sized house is set over two levels in leafy surrounds, and captures mesmerising water views. The floorplan will allow flexibility as your family grows with a place for everyone's quiet time, and spaces where the family can come together too. As well as four double bedrooms and three bathrooms, there is an office for easy work-from-home convenience. And there's nothing like the setting of a bird's eye view of the beautiful River Derwent. The main hub of the home is the kitchen, dining, and lounge rooms where windows and a glass sliding door capture the dramatic river vista extending from Bruny Island, across to Tranmere and the Eastern Shore. Look forward to spectacular sunrises and, while winding down at day's end, the rising moon illuminating the river on cloudless nights. This is really living. Modern renovations offer a mixture of single and double-glazed windows, gleaming gourmet engineered stone kitchen and sleek appliances, new blinds, skylight and partially new roof. Landscaped gardens at the rear of the home are well established with low maintenance native trees, plants and shrubs, as well as a host of productive trees such as Apricot, Plum, Pear, Fig, Pomegranate, and Olive to treat your senses. Nestled among this wonderful garden, are two supremely private decks that capture the sun. The top deck grants your family uninterrupted, hypnotic river views and has played host to 'Sydney to Hobart' Yacht Race parties - your private perch to take in the action. There is a carport and off-street parking for two more vehicles and loads of dry storage beneath the house to complete the package. Beautiful coastal walks and bush trails all the way to Kingston are nearby and its location is within fifteen minutes' drive to the CBD, 8kms to everything that prestigious and vibrant Sandy Bay has to offer, and a short 3-minute drive to Taroona beach and immensely popular Taroona High School which is only 1km from your front door - the convenience would be hard to beat with a lifestyle here. Register your interest with Colin Miller without delay. Council Rates: \$2,552.00 per annum (approx.) Water Rates: \$1,109.00 per annum (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.