

# 16 Kitchener Avenue, Beauty Point, Tas 7270



## House For Sale

Wednesday, 21 February 2024

16 Kitchener Avenue, Beauty Point, Tas 7270

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 736 m2**

**Type: House**



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**\$499,000 - \$549,000**

Nestled on a 736 square metre allotment, this impeccably renovated 3-bedroom, 1-bathroom home invites you into a stylish river haven. From the brand-new kitchen to the fresh exterior walls, every detail has been meticulously attended to, offering a seamless blend of modern comfort and timeless charm.

**Key Features:**

- 3 bedrooms, 1 bathroom, with the main bedroom featuring a built-in wardrobe
- Recently renovated with new wiring, plumbing, and exterior walls on the front and driveway side
- A brand-new kitchen equipped with a dishwasher, adding both style and convenience
- The interior has been freshly painted, creating a bright and inviting atmosphere
- A walk-in linen cupboard ensures ample storage space
- Convenience of second toilet in Laundry
- 1-car garage with a workshop area, a 1-car carport, and 2 open-space parking spots
- A brand-new shed (7m x 5m) with multiple uses, providing versatility and extra storage
- Enjoy an enclosed vegetable garden, perfect for cultivating your own produce
- The open plan kitchen and dining area enhance the sense of space and connectivity
- NBN connected for high-speed internet
- Insulated ceiling for energy efficiency
- An undercover decking area offers a perfect spot to relax with captivating water views
- Less than a 1-minute walk to the water, creating a coastal lifestyle at your doorstep
- Walking distance to cafes and public transport, ensuring convenience
- Town water & Sewage
- Home to Seahorse World, Port Dalrymple Yacht Club, Australian Maritime College and much more
- 10 minute Commute to Beaconsfield's amenities & 40 minute commute to Launceston CBD

• Rates: \$1,265/annum Water: Approximately \$312/quarter

**Riverside Elegance and Convenience:** This home combines modern elegance with seaside charm, making it an ideal retreat for those seeking a coastal lifestyle. The new shed adds a layer of versatility, allowing for various uses based on your needs.

**Perfect Riverside Location:** Conveniently located just moments away from the water, this residence offers a perfect blend of tranquillity and accessibility. Walking distance to cafes and public transport adds to the convenience of daily living.

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.