

# 16a Maning Avenue, Sandy Bay, Tas 7005

PETERSWALD  
for property

## Sold House

Monday, 14 August 2023

16a Maning Avenue, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 815 m2

Type: House



Phoebe Nothing  
0362247090



Harry Coomer  
0448544100

**\$1,130,000**

Ideally located within one of Sandy Bay's most sought-after avenues, mere minutes from Nutgrove Beach this impressive architect designed property has served as a much-loved family home, offering spacious comfort with water views. The ground floor of the expansive residence features numerous light-filled living spaces, with a combination of casual and formal settings, along with two sunrooms bathing in abundant all-day sunshine. At the heart of the home, the kitchen is encased by quality timber, with polished timber cabinetry and countertops. The space comes equipped with modern appliances, and ample storage, with room adjacent to dine-in. Comfortable accommodation comprises of four generous, bright bedrooms, two located on each level, three containing built-in wardrobes. Occupying the upper-floor, the master bedroom features an en-suite and beautiful vistas across the suburb. The main bathroom servicing the home contains a walk-in shower, and a vanity, with a semi-separate toilet. The bathroom opens into the laundry, where there is plenty of storage and room for everyday essentials. Ideal for entertaining, a heated indoor pool allows for year-round enjoyment, and extends to one of the sunrooms, and in turn, a sun-soaked timber deck. The extensive grounds feature a gazebo, surrounded by privacy hedges and established gardens. Off-street parking is plentiful within a carport, driveway, and a secure garage. There's no shortage of storage throughout the home, along with a garden shed for additional room and the ease of outdoor care. Perfectly positioned to take full advantage of the very best of the waterside suburb, walking distance to premiere schooling, pristine parks, shops, cafes, and the beach, this wonderful home provides a superior level of family comfort with a prestigious Sandy Bay address.