

17 Waimea Avenue, Sandy Bay, Tas 7005



House For Sale

Tuesday, 30 April 2024

17 Waimea Avenue, Sandy Bay, Tas 7005

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 1017 m2

Type: House



Rob Henry

0417979220

Offers over \$2,500,000

Located in one of Sandy Bay's most prestigious streets, this substantial double brick family home enjoys sweeping views of the Derwent River. Thoughtfully renovated in a 'classic contemporary' style, with a multitude of flexible living areas, the house sits on a large, 1017 m² block with an established, low maintenance garden. Space and light abound throughout the versatile floorplan that combines social living and entertainment areas, with private spaces for all the family. With every detail considered to magnify a relaxed but polished home, finishes of the highest quality have been carefully chosen in pared-back tones and natural textures to serve as a canvas for everyday life. The open plan living and dining spaces open on to a fabulous terrace - the perfect place for that morning coffee while you soak up the morning sun and take in those amazing river views. Or step out to the private rear courtyard - a real afternoon suntrap and enjoy a glass of wine. Serving them both is a beautiful new kitchen incorporating high end appliances, engineered stone benchtops, soft-close cabinetry and endless storage, as well as a powder room and the adjoining laundry. Accommodation downstairs comprises a master suite which showcases the exceptional views and an additional office/bedroom at the end of the hall for added convenience. Both are serviced by a modern bathroom featuring walk-in shower, floating vanity and separate toilet. An original, timber staircase leads to the remaining accommodation upstairs, which comprises three bedrooms, all featuring their own style and character. An additional sitting or family room is also located upstairs. Designed perfectly as a teenager/children's retreat, this sun-drenched room looks over the rear garden and is sure to be a favourite for those looking for their own space. The upstairs bathroom comprises a toilet, shower over bath and vanity and, like the downstairs master, has underfloor heating. Behind an electric gate, the property is nestled into a very private, internal block. A variety of gardens surround the house, featuring an array of mature trees and well established, diverse plants - the current owners have done all the hard work here, so there is little required to keep it in order. There are two oversized single garage/workshops with level access from the driveway, along with further off-street parking for multiple cars. The property is located close to public transport and a number of excellent schools. Sandy Bay's shopping precinct and Nutgrove Beach are just a two-minute drive away. The CBD, restaurants, shopping... it's all so close by. Added to the fully renovated nature of the home, properties of this calibre are a very rare find. For further information, or to arrange a private inspection, please contact Rob Henry. Council Rates: \$5,000.00 per annum (approx.) Water Rates: \$1,100.00 per annum (approx.)