

**18 Colleen Crescent, Primrose Sands, Tas 7173**

**House For Sale**

Sunday, 28 April 2024



18 Colleen Crescent, Primrose Sands, Tas 7173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 3946 m2**

**Type: House**



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## Offers over \$775,000

This exceptional lifestyle property, perfectly nestled on Colleen Crescent, presents a rare opportunity to acquire river frontage real estate in Southern Tasmania. Built in 2004, this immaculately presented home boasts high ceilings, spacious living areas, and panoramic water views. Forming the heart of the home is an open plan layout, where the kitchen, dining, and living areas converge to create and welcome the perfect space for family gatherings. The modern, well-appointed kitchen is equipped with quality appliances, ample storage, and a large corner pantry, catering to culinary enthusiasts. Newly installed skylights flood the interior with natural light, while sliding doors lead to an outdoor alfresco area, perfect for enjoying stunning sunsets over the river and panoramic vistas of Steele Island and Mount Wellington from the expansive entertainment deck or while unwinding in the spa. The main bedroom, located in the easterly wing, offers a private retreat with a powder room and walk-in wardrobe, while two additional bedrooms feature built-in wardrobes and share a combined bathroom and laundry. Keeping the home cozy throughout the year is a wood fire heater and two reverse cycle air conditioners, complemented by a heat transfer system. Situated on a sprawling 3,946 m<sup>2</sup> block, this property boasts new fencing and a gravel driveway leading to ample off-street parking, ensuring convenience and security. A large machinery shed/3-bay garage caters to hobbyists and storage needs, providing ample space for all your equipment and vehicles, while 10,000 gallons of water storage ensure self-sufficiency. Surrounded by abundant birdlife and flourishing flora and fauna and with direct access to the water's edge for paddling in the shallows or leisurely strolls along the beach, this residence presents an enticing lifestyle opportunity ideal for families, potential Airbnb investors, or anyone seeking to escape the hustle and bustle and enjoy a relaxed way of life. Located just 30 minutes from Hobart International Airport, Primrose Sands offers stunning ocean views, pristine beaches, and a relaxed lifestyle nestled along the picturesque shores of Frederick Henry Bay. • Heating: Reverse cycle air conditioner & wood fire heater • Annual council rates: \$1400