18 Lauramont Avenue, Sandy Bay, Tas 7005
Sold House

Friday, 29 September 2023

18 Lauramont Avenue, Sandy Bay, Tas 7005

Bedrooms: 3	**Bathrooms: 2**	**Parkings: 3**	**Area: 690 m2**	**Type: House**

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$911,000

Offered to the market for the first time, 18 Lauramont Avenue is a 3-bedroom, 2-bathroom home on an elevated 690m2 allotment, with timeless architectural charm of its 1959 build.Set across two levels, the home comprises approximately 221m2 of floor area, complimented by a versatile storage/workshop area below.Upon entry to the home, you are greeted by a light-filled living room, kept cosy by a reverse cycle heat pump and an original sandstone wall as a centrepiece. 18 Lauramont Avenue enjoys views toward the Derwent River and takes full advantage of its North Easterly aspect, enjoying all-day sun.The kitchen is both modern and practical, complete with a walk-in pantry. Adjacent to the kitchen, a separate dining room/sunroom showcases mid-century accents, including meticulously handcrafted textured timber wall panelling.The master bedroom, conveniently located near the living room, offers ample built-in wardrobes. A second bedroom, the main central bathroom with a separate toilet, and a laundry complete this floor.The lower level of the home has the third bedroom and an ensuite, presenting a versatile space suitable for guests or as a secluded teenage retreat, complete with separate external access.Outside, low-maintenance gardens provide a sense of privacy and room to move for a growing family or those who enjoy spending time outdoors and in the garden. Completing the home is off-street parking for two cars on the Northern border of the property.Located in highly sought-after Sandy Bay, 18 Lauramont Avenue is within walking distance to local shops, cafes, childcare and early learning centres, schools, beaches and the best Sandy Bay has to offer.Contact Cam Rogers on 0475 002 814 or cam@wolfproperty.com.au for more information, or to arrange an inspection.