

**2/33 Dumbarton Dr, Geilston Bay, TAS, 7015**

**petrusma**

**Sold Unit**

Thursday, 6 July 2023

2/33 Dumbarton Dr, Geilston Bay, TAS, 7015

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Unit**



Tegan Rainbird  
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## Easy Contemporary Living with Dual Income Potential

Built in 2010, this custom-built home must be seen to be appreciated. With high quality finishing's throughout and a seamless open plan living design, the home is drenched in natural light. Situated in an elevated position, the property has a magnificent outlook over Geilston Bay and Natone Hill.

This stunning home is split over two levels, the upper level occupying a fantastic open plan living area, with a reverse cycle heatpump. The kitchen boasts a modern appeal with ample storage and bench space, with high quality stainless steel appliances and additional seating at the breakfast bar if warranted. The sun-soaked living and dining areas are spacious and opens onto the front deck, ideal for entertaining, or enjoying the sunrise with a morning coffee.

The home has four dedicated bedrooms across the two levels, the master bedroom on the upper level has a built in robe and spacious ensuite. There are an additional two bedrooms of this level, both of good size with built in robes. The family bathroom is positioned perfectly between these rooms with standalone bath, shower, vanity and toilet.

Downstairs is really what sets this home apart and offering a unique opportunity it gives the lucky buyer flexibility for the extended family with access internally, or as the current Vendors have used it, as a fully self-contained separate one bedroom auxiliary with its own generous living, bathroom and laundry. A perfect opportunity for guest accommodation, a teenage retreat or rental income option.

A double car carport provides car accommodation. Whilst the block is extremely low maintenance with another purposely built entertaining area with gazebo, taking in the northerly aspect allowing you to entertain day or night. There is a small lawned area and crushed rock with established trees completing the picture.

Conveniently located with proximity to prestigious schools, local parks and walking tracks, Lindisfarne Village close by and a short commute to Rosny Park and Hobart CBD, with frequent public transport also nearby, you'll have everything you will need at your fingertips.

- ☑ Spacious and sun-drenched open plan living
- ☑ Modern kitchen with quality appliances
- ☑ Four spacious bedrooms split over two levels
- ☑ Master bedrooms with stunning ensuite and WIR
- ☑ Lower level completely self-contained
- ☑ Stunning vistas, with 2 entertaining aspects
- ☑ Low maintenance yard in immaculate condition
- ☑ Double carport
- ☑ Close to prestigious schools and local shops
- ☑ Proximately to Lindisfarne Village, Eastlands and the CBD
- ☑ Several walking and bike tracks nearby