

2/9 Crystal Downs Drive, Blackmans Bay, Tas 7052

Raine&Horne.

Sold Villa

Friday, 25 August 2023

2/9 Crystal Downs Drive, Blackmans Bay, Tas 7052

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Villa



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Contact agent

Proving that good things come in small packages is this beautifully presented and double glazed, villa in Blackmans Bay. Situated only a few minutes walk from the Blackmans Bay shopping centre the home has had a recent renovation which has made the most of the property's lovely outlook and privacy. One of two units, the home's appeal becomes increasingly evident as you approach it from the street. Surrounded by an easy care garden featuring lawn and planting beds, the exterior of the property has a cottage-like charm combined with touches of urban sophistication. Steps lead up from the adjacent driveway and carport onto a beautifully finished elevated deck with glass balustrade. The immediate wow factor is the view over Blackmans Bay to the beach and beyond. Privacy has been attained through the use of thoughtfully positioned screening making this the ideal alfresco for those balmy summer evenings. Entering into the home from the deck you are immediately greeted by an open-plan living zone comprising lounge, dining area and kitchen. The lounge has large stack sliding doors leading out onto the deck and this area makes the most of the water views both with the doors open or closed. The dining area and kitchen are nicely finished and at first glance the kitchen looks as if it has a very modest layout. Once you start opening a few cupboard doors you realise that the current owners have cleverly created a streamlined and elegant kitchen solution through the use of premium integrated appliances combined with contemporary surface finishes. The kitchen includes an integrated AEG dishwasher, AEG induction cooktop, AEG pyrolytic oven, AEG range hood and integrated Bosch fridge/freezer. A doorway in the living area leads into the laundry which has a back door to the rear garden which also provides a level entry into the home. From the lounge you enter a short hallway off which are the two bedrooms both with built-ins, the larger with a view to the water and the other featuring a sliding glass door into the rear garden. Also just off the hallway is the bathroom featuring frameless walk-in shower, toilet and floating vanity. The home is fitted out with quality carpeting and flooring with the bathroom utilising modern tiled surfaces with floor heating. Underfloor insulation has been added to further enhance comfort and thermal efficiency. The home is heated and cooled with Daikin reverse cycle air-conditioning (heat pump) with all windows fitted with privacy as well as block-out roller blinds and screens. This is a fabulous villa and would suit a wide range of buyers. Apart from the property's convenient location to the Blackmans Bay shopping centre, with its range of shops and services, also nearby are the beautiful beach, restaurants, cafés and walks of the area. Kingston is only a few minutes drive away and the Hobart CBD is an easy commute either by private vehicle or public transport with bus stops conveniently nearby giving access to the main routes into Hobart or further south.