

# 2 Beatty Street, Beauty Point, Tas 7270



## Sold House

Friday, 1 September 2023

2 Beatty Street, Beauty Point, Tas 7270

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 702 m2**

**Type: House**



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**\$499,500**

Welcome to your new home in the picturesque Beauty Point, Tasmania. This charming residential property offers a delightful blend of comfort, convenience, and captivating views of the Tamar River. This well-maintained home is perfect for those seeking a peaceful and low-maintenance lifestyle with all the modern conveniences. Whether you're enjoying the warmth of the wood heater in winter or taking in the river views from your deck in summer, this property offers year-round comfort and relaxation. The 2-car garage and workshop provide ample space for hobbies or storage, and the garden shed is ideal for gardening enthusiasts. With NBN availability, you can stay connected and work from home or stream your favourite shows effortlessly. OFFERS CLOSE 4PM TUESDAY 5TH SEPTEMBER

**Key Features:** Year Built: 2007 Construction: Imitation Weatherboard Bedrooms: 3, all with built-in wardrobes Bathroom: 1 Laundry: Spacious, separate laundry area Insulation: Walls and ceiling for energy efficiency Heating: Free-standing wood heater for cozy winters Living Space: Open plan kitchen, living, and dining area Parking: Secure parking with a 2-car garage and workshop with power connected plus single carport attached Additional Storage: 3m x 3m garden shed Internet: NBN available for fast connectivity Low Maintenance: Immaculate condition, both inside and out. Location Highlights: Beauty Point is home to several attractions, including the Port Dalrymple Yacht Club, Australian Maritime College, and Seahorse World. Walking distance to local cafes and public transport. A short 5-minute commute to amenities in Beaconsfield. Just a 40-minute commute to Launceston CBD. Rates: Approximately \$350/qtr Water: Approximately \$250/qtr Rent: \$420/week

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.