

**201 Flinders Street, Beauty Point, Tas 7270**



**House For Sale**

Monday, 11 December 2023

201 Flinders Street, Beauty Point, Tas 7270

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1313 m2**

**Type: House**



Richard Sims  
0400566654



Erin OGrady  
0429050520

## Best Offers Over \$450,000

When you first arrive at 201 Flinders Street, Beauty Point you will be blown away by the amazing uninterrupted River view which this home has to offer. It is an absolute treat to be able to enjoy this outlook each day. This 4-bedroom, 2-bathroom property is ready and waiting for its next adventure. Whether that's a dream home location or the perfect family shack you will sure to be impressed the moment you arrive. Internally the home comprises an open kitchen and living area with large floor-to-ceiling windows that bask in the sunlight and enhance the stunning water views. The property is kept comfortable with a floor-mounted reverse cycle air conditioner. The 4 bedrooms all feature built-in wardrobes the master bedroom includes a huge wheelchair-friendly ensuite with a separate bath and shower. There is internal access to the garage via the cellar. The garage also includes a separate workshop/storage space with 3 phase power connected. Externally the property includes a large private undercover outdoor alfresco area. The large rear yard is sunny plus includes loads of fruiting trees and offers access from the rear via a right of way. The current owner has removed a large tree allowing the property to have the uninterrupted River views. If you thought the home couldn't get any better, the home sits directly across from the beauty point boat ramp allowing easy access to launch a boat or watch other boats come and go. There is a great level area at the bottom of the driveway ideal for boat on trailer or van parking so no backing up steep drive. The home is moments away from local cafes, hotels and a short commute to local IGA's located in Beaconsfield. -?Stunning views;-?Open plan living;-?Right of way access into the rear yard;-?Undercover alfresco area;-?4 bedrooms, 2 bathrooms. Year Built: 1963 House Size: 162m<sup>2</sup> Land Size: 1313m<sup>2</sup> Municipality: West Tamar Council School Catchments: Beaconsfield Primary School Zoning: General Residential Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.