

# 22 Calder Crescent, Blackmans Bay, Tas 7052



## Sold House

Saturday, 12 August 2023

22 Calder Crescent, Blackmans Bay, Tas 7052

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 619 m2**

**Type: House**

## Contact agent

Exceptional Family Home with Downstairs Retreat or Income Potential Welcome to 22 Calder Crescent, Blackmans Bay - where modern living meets versatility and potential income. This immaculately presented family home offers more than just stunning water views; it presents an opportunity for extended family living or a subsequent income stream. The spacious floor plan spans two levels, catering to all your family's needs. Upstairs, the open-plan lounge, dining, and kitchen area seamlessly flows out to a north-east facing entertainer's deck, the perfect vantage point to relish the River Derwent views. Large windows flood this space with natural light, while the modern galley-style kitchen boasts quality appliances and stone benchtops. The entry level also features a separate formal living room, two bedrooms with built-in robes, a spacious bathroom with a freestanding bath, and a separate toilet. Downstairs is where the magic happens - a versatile space that includes a substantial rumpus room with a kitchenette or bar, a full bathroom with a spa bath, and a generously-sized, light-filled bedroom with separate external access. This area lends itself beautifully to in-law accommodation, a teenager's retreat, or even guest lodgings with the potential for rental income. Outside, the fully fenced, split-level garden is a green paradise, complete with fruit trees and zero lawn maintenance. Raised veggie gardens beckon garden enthusiasts, while a fire pit area sets the stage for outdoor entertainment. A 3x3m powered shed adds to the practicality of this family-friendly space. Convenience is paramount, with schools, supermarkets, and cafes within easy reach, and a hassle-free commute to Hobart's CBD. Don't miss out on this fantastic opportunity to secure a family home that offers so much more.\*The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.