

22 Nelson Road, Sandy Bay, Tas 7005



Sold House

Wednesday, 20 September 2023

22 Nelson Road, Sandy Bay, Tas 7005

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1073 m2

Type: House



Steve Yannarakis

Contact agent

Occupying a highly desirable address opposite Queenborough Oval, a short stroll away from The Hutchins School, UTAS Sandy Bay campus, Hill Street Grocer, the Royal Yacht Club of Tasmania and much more. This is an ultra convenient prestige address. The character filled residence offers three bedrooms, a modern centrally located bathroom, upgraded kitchen/dining area, a spacious formal lounge room with bay window, formal entry, separate laundry, additional toilet and sunroom. The home is well presented and offers a flexible and functional floor plan. The majority of the property's value sits within its substantial landholding and future redevelopment options. One can extend the residence, construct new town residences, or create a mixture of the two, subject to the usual statutory approvals. The presence of two separate driveway access points adds useful flexibility in this regard. This property, in summary represents one of those increasingly rare land rich opportunities that are now seldom available within inner Sandy Bay. It will appeal to those wanting to capitalise upon the outstanding address, and who have the vision and desire to add value via a diverse pathway of options suited to their needs. The information represented for the property has been obtained from what St Andrews Estate Agents believe to be reliable sources. However, St Andrews Estate Agents are unable to guarantee complete accuracy and recommend prospective purchasers undertake their own enquiries. Outgoings (approx): Council rates: \$3,300 p.a. Tas Water: \$1,100 p.a.