

**22 Sunhaven Avenue, Geilston Bay, Tas 7015**



**Sold House**

Monday, 14 August 2023

22 Sunhaven Avenue, Geilston Bay, Tas 7015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 592 m2**

**Type: House**



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**\$685,000**

If you are looking for a property with near level access, an easy flow floor plan with modern touches then 22 Sunhaven Avenue ticks these boxes - all a mere 10-minute drive to Hobart CBD. Be impressed with the well laid out floor plan of 3 bedrooms and the character charm that this property offers with timber floorboards throughout. The generous open plan living-dining area offers the combination of wood heating, and reverse cycle heating-cooling and leads to a generous deck area which overlooks the adjacent Geilston Bay reserve - a perfect borrowed landscape of lush greenery. You will love spending time entertaining in this area whilst overlooking the rear garden. The large galley style kitchen has plenty of bench space and cupboards, and there is a separate laundry adjacent. The modern lush bathroom boasts a large walk-in shower and separate bath, and a separate toilet adjacent completes this package. There is another deck area as well off the front of the house with a retractable awning - offering plenty of outdoor options. This lovely property offers privacy, sun and is beautifully positioned close to local waterfront walking tracks and all the amenities that the Geilston Bay area offers. Other features include: • Carport and additional off-street parking • Under house storage/workshop • Wood heater • NBN connected. • Reverse cycle-heat pump • Fully fenced rear garden with lawn area • Quiet and sunny location • Estimated rental \$560 - \$590 per week unfurnished. Overlooking the Geilston Bay Recreation Area with sports amenities, playground, and enjoy the walking tracks around the waterfront area.\*The details contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify the veracity of this information.