

# 22 Swanwick Drive, Coles Bay, Tas 7215



## House For Sale

Monday, 4 March 2024

22 Swanwick Drive, Coles Bay, Tas 7215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 783 m2**

**Type: House**



Paul Whytcross



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## Offers Over \$985,000

Positioned in an ideal location along the scenic Swan River and mere moments from Sandpiper Beach, Swanwick boat ramp and the Freycinet Golf Course, this impeccably renovated property effortlessly merges contemporary sophistication with coastal allure, providing an idyllic lifestyle by the water's edge. With three bedrooms, one bathroom, and a carefully crafted open-plan living area, this home beckons those seeking a harmonious blend of modern living and coastal charm. Encompassing an enviable indoor-outdoor coastal lifestyle, this property is designed for both permanent residence and weekend relaxation. Revel in the seamless transition between the inviting interior and the captivating outdoor spaces, creating a haven for those who appreciate the tranquility and beauty of coastal living. Step inside to discover a newly transformed interior, where attention to detail and quality craftsmanship are evident at every turn. The heart of the home is the stunning dark navy Hampton's style kitchen, adorned with stone benchtops and equipped with quality appliances, including a dishwasher and fridge. This culinary haven is a perfect space for both intimate family meals and grand entertaining. The living room exudes warmth, featuring a Daiken reverse-cycle air conditioner and an ambient pellet fire, creating an inviting atmosphere year-round. Bedrooms are generously sized, adorned with cosy soft carpets and quality blinds, ensuring a tranquil retreat for every member of the household. Stepping outside, the property reveals its true coastal allure. The outdoor deck beckons with both covered and sunny open areas, a breakfast bar and an inviting hot tub/spa. The secure fully fenced yard provides a safe haven for kids and pets to play freely. Revel in water views, sensational sunsets and direct access to the foreshore, fostering a seamless connection between indoor and outdoor living. Further enhancing this coastal haven is the large storage shed/garage, offering secure parking and ample storage, complete with an electric roller door for added convenience. But the allure doesn't end there. The property boasts a commitment to sustainability with 6.21kW of solar panels, ensuring energy efficiency and additional eco-friendly features including a Solar Hart hot water system, excellent rainwater storage and a separate bore water system for toilets and garden irrigation. The laundry, discreetly nestled in the rear entry, boasts additional convenience with a guest toilet and in-built front loader washing machine and dryer - all included with the property. As a delightful surprise, a backyard studio room awaits, featuring an electric flame effect fire and French doors opening to a garden and wraparound deck. This versatile space is perfect for work, relaxation, or play, adding an extra layer of charm to this already enchanting property. With its perfect fusion of coastal living, modern amenities, and eco-conscious features, 22 Swanwick Drive stands as an opportunity to secure not just a home, but a true lifestyle or getaway retreat on the coast. Embrace the tranquility, enjoy the water's edge, and make this coastal haven your own. Contact us today to schedule your private viewing and experience the allure of this remarkable property firsthand. Roberts Real Estate have 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. Photos are indicative of the property only.