

**23 Leyden Avenue, Seven Mile Beach, Tas 7170**

**House For Sale**

Tuesday, 5 December 2023

PETERSWALD  
for property

23 Leyden Avenue, Seven Mile Beach, Tas 7170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1001 m2**

**Type: House**



Harry Coomer  
0448544100



Phoebe Nothing  
0362247090

## **\$1,100,000+ price range**

Occupying a prime position within the popular seaside Seven Mile Beach community, exuding contemporary comfort throughout the expansive home, this impressive property provides an enviable coastal lifestyle in the heart of the suburb. Impeccably designed to allow for spacious, family living set across a single, sprawling level, an open-plan lounge with combined dining forms the heart of the home. The living area bathes in endless light and warmth, and naturally extends outdoors to a sun-drenched patio, and into the extensive, landscaped backyard. A second living space is also on offer, perfect for growing families. Incorporated within the living space, the gourmet kitchen comes fully equipped with high-end appliances, an abundance of storage within crisp white cabinetry, including a central waterfall island bench. Sumptuous and generous accommodation comprises of four light-filled bedrooms, each inclusive of storage with a combination of built-in wardrobes, and walk-in dressing rooms. The master comes complete with an ultra-stylish en-suite. The main bathroom servicing the home enjoys complete luxury, with a corner spa bath. There's also a shower, vanity, and a toilet. The large laundry contains ample storage and room for necessary appliances. The home is nestled upon an expansive 1,001 sqm allotment, fully fenced, and extensively landscaped to offer a manicured garden oasis filled with native plantings, trees, privacy hedges, and lush, green lawns. The grounds offer numerous outdoor entertaining spaces, with paved patios – both sun-soaked and sheltered, a fire pit, and two decks. The outdoor jacuzzi is sheltered for year-round enjoyment, with glass fencing providing added safety. A secure garage provides housing for one vehicle, accessible from both the front, and from within the courtyard. Further off-street parking for multiple vehicles is available within the driveway. Perfectly positioned in an idyllic street within a short stroll to the sandy shores of Seven Mile Beach, this remarkable home evokes the ambiance of a luxurious, coastal sanctuary, offering a superior level of comfort in a highly sought-after location.