

# 25 Pipe Clay Esplanade, Cremorne, Tas 7024



## Sold House

Monday, 6 November 2023

25 Pipe Clay Esplanade, Cremorne, Tas 7024

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 723 m2

Type: House



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**\$965,000**

Occupying an idyllic location within a tightly held enclave of Cremorne, overlooking the pristine waters of Pipe Clay Lagoon sits an impeccably maintained, much-loved family home, offering endless scope to renovate and enjoy the highly coveted position. The waterside retreat has been home to a family for fifty years, affording relaxing comfort through endless sunshine, ocean breezes, seaside vistas, and a peaceful living experience. While suitable to move straight in and enjoy, the property would benefit from a modern rejuvenation, to breathe new life and enhance liveability. The spacious home spans two levels, each bathing in abundant natural light and warmth. The entrance level features a cosy living space which flows through to family dining, and in turn, the kitchen. Spacious and functional, the kitchen, with beautiful garden views, boasts ample storage within quality timber cabinetry, timber benchtops, laminate flooring, and modern appliances. Comfortable accommodation comprises of three generous, sunny bedrooms, each with stunning water outlooks. Two, occupying the upper-level, are inclusive of built-in wardrobes, and the downstairs bedroom features bay windows and an original, now decorative, fireplace. The home is well serviced, with a bathroom on each level. Both the upstairs and downstairs bathrooms feature a shower, vanity, and a toilet, with ample space within the lower-level to house the laundry. A stand-alone studio complete with wood heating provides a further space for a variety of uses. The home is nestled upon an expansive 723m<sup>2</sup> level allotment directly opposite the sandy shores. A private garden courtyard with sun-soaked timber deck offers the perfect spot to gather and entertain outdoors. Gardens have been fastidiously maintained with the front and rear yards, filled to the brim with blooming florals, established trees, lush green lawns, and vegetable patches. There's also a greenhouse, and powered garden sheds with lighting. Two secure garages provide housing for up to three vehicles, a boat or camper trailer with ample additional off-street parking provided within the gated driveway. Situated seconds from the waterfront, within the tranquil, coastal suburb of Cremorne, boasting water views that will never be built out, this delightful home is a true lifestyle property with endless possibilities to create a dream, seaside home. •?Excellent seaside position •?Sensational water views of Pipe Clay Lagoon •?Sun-drenched living and accommodation space •?Expansive 723m<sup>2</sup> allotment •?Endless scope to renovate and modernise The information 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 enquiries to verify this information. All timeframes and dimensions are approximates only