

# 259 Carlton Beach Road, Carlton, Tas 7173

## Sold House

Tuesday, 19 September 2023

259 Carlton Beach Road, Carlton, Tas 7173

Bedrooms: 5

Bathrooms: 4

Parkings: 4

Area: 680 m<sup>2</sup>

Type: House

**\$595,000**

PRD are absolutely thrilled to present this amazing opportunity in Carlton. Located only the shortest of walks from the Carlton Beach, the location is ideal for a picturesque lifestyle change for the work from home office, holiday home to escape, or investors looking for an above average gross rental return. There are three separate dwellings on the property. • Unit One- currently being utilised as a two bedroom, one bathroom unit with a compact living area and modern kitchen • Unit Two - Contains 1 bedroom, bathroom, living/kitchen area( great for the teenager or in-law accommodation ) • Unit Three - Is the largest of the units, which has been recently renovated. It has a private courtyard, two bedrooms with the main offering an ensuite. There is a second bathroom with corner spa and a separate laundry. Through the back gate there is a maintained pathway and stairs to access Carlton Beach. Located approximately 40 km's out of Hobart, a mere 26 km's from Hobart Airport and 15 km's southeast of Sorell. A vibrant community nestled alongside Carlton Beach with the convenience of local shops and services all within easy reach. Stunning beaches, amazing sunsets & friendly people help to make Carlton a wonderful place to live or holiday! • Year Built: 1962 • Construction: Imitation Weatherboard • Heating: Heat pump • Water Tanks • Fully Fenced • Total Floor Area for 3 Dwellings 164 sqm approx • Council Rates: Approx. \$1900.00pa • Market rental Estimate: Approx. 3 units combined \$1220.00 pw