

259 Churchill Avenue, Sandy Bay, Tas 7005



Sold House

Thursday, 19 October 2023

259 Churchill Avenue, Sandy Bay, Tas 7005

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 800 m2

Type: House



Jo Brownless
0448588044



Kelly Fall
0488188131

Contact agent

Welcome to 259 Churchill Avenue Sandy Bay. The attention to detail of the renovation of this outstanding property will entice the fussiest of buyers. Located in a blue-ribbon position with amazing views, privacy and more. From the moment you step inside the front gate you will be greeted by the lush garden where established trees frame the property and offers a relaxing and peaceful framework to the home. This home boasts an incredible opportunity for a great lifestyle. The entry level with secure portico, flows seamlessly into a living room filled with sunlight and warmth. Glass sliding doors from here lead to the deck area with views over the Derwent River. A retractable awning adds to this fabulous outdoor space in addition to a servery from the kitchen that opens straight to the BBQ area - an entertainer's dream. The heart of this home is the gourmet kitchen with plenty of bench space, a large walk-in pantry, quality appliances and dine in kitchen option as well. The adjacent laundry provides easy access to the side garden. Accommodation on the entry level consists of the generous master bedroom has a walk-in wardrobe and ensuite. The other 2 bedrooms on this level, both with built in robes are serviced by a central bathroom with shower, bath, and toilet. Internal stairs lead to the downstairs accommodation where 2 bedrooms, a central kitchen, bathroom, and large living space will be a welcoming delight and suit a myriad of buyers. If you are looking to host extended family members, have adult children, need a home for dual family living, for carers or even for an income stream then this is the one. Sliding glass doors from this area lead to the outdoor parking and private side garden area which has an extensive vegetable garden - perfect for the gourmet chef. Careful thought has been put in with all the renovation leaving no stone unturned including double glazed sliding doors and, push-pull windows throughout. This magnificent home is comprehensively appointed with every conceivable luxury including security intercoms, solar panels, ducted reverse cycle heating-cooling system, upstairs, separate heat pump downstairs, filtered water system, security doors, new wiring, NBN and more. A generous double garage with automatic doors and additional off-street parking including electric vehicle charging station. If you install a power wall battery you would almost be self-sufficient (off the grid) in your electricity requirements. Just perfect for today's modern living. Ideally located close to excellent schools, UTAS, the Nutgrove Recreational Precinct and cafes, restaurants, boutiques and amenities of Sandy Bay, this home presents an exceptional opportunity to acquire an inspired lifestyle, a dream home and desirable address in an exquisite location. Council Rates- approx \$4,265 per annum Water Rates- approx \$1,072 + usage Rental Estimate - \$890 - \$920 p/w* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.