

**27 Midway Point Esplanade, Midway Point, Tas 7171**



**Sold House**

Monday, 14 August 2023

27 Midway Point Esplanade, Midway Point, Tas 7171

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 612 m2**

**Type: House**



Colin Miller

0417246760

## Contact agent

The perfect family environment awaits the next lucky owner of this good sized, neat, tidy, low maintenance brick home within metres of the lapping shore of Orielton Lagoon home of an international birdlife sanctuary. With spellbinding views across the bay to Sorell and from Penna to Lewisham and beyond, downsizers would also do well to find a better place to retire to. The uninterrupted water view on offer from the kitchen, dining room, and concrete deck must be seen to be fully appreciated. The photos don't tell the story of water birds at play, the quiet serenity of an extraordinary orange sunrise, or the drama of the changing weather conditions sweeping across Orielton Lagoon. This home will do all it can to suggest that you kick back, relax, and enjoy your life. The residence is a well-constructed, well maintained 1980s brick and tile three-bedroom, one bathroom house with beautiful Tasmanian Oak floorboards throughout. A contemporary open plan kitchen, dining, and living area benefits from the comfort of reverse cycle air conditioning as well as a fireplace so one can truly relish Tasmania's wonderful four seasons. The north easterly aspect ensures all day sun and warmth throughout the living areas. Under the deck is an enclosed, useful annex that could be used as storage, workshop, BBQ area, studio, or teenager's retreat. Green thumbs will enjoy the thoughtfully planted natives and lawns, and there is room for several off-street parking for vehicles, caravan, or boat. While the home is perfectly comfortable to move straight in and start enjoying those views, it also provides a blank canvas with which to roll up your sleeves and make it your own. Certainly, its prime near-waterfront position will support major development (STCA) without overcapitalising. Just imagine extending towards the water and upsizing the deck to maximise this rare and exclusive position. Midway Point is only 20 minutes' drive to Hobart CBD, 7 minutes to the airport, 8 minutes to a choice of two large retail and services hubs and popular school at Sorell, and forms the gateway to all the wonderful adventure awaiting you up the East Coast or Tasman Peninsular. It's also only 16 minutes' drive to esteemed Richmond Primary School and all that this historic and iconic settlement has to offer including the coal river valley wine region with its culture and fine dining. Paradise? I think it's pretty close. Seize the moment and register your interest without delay. Council Rates: \$1,383.00 per annum (approx.) Water Rates: \$1,140.00 per annum (approx.) Rental Estimate: \$475 - \$485 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.