

28 Coolabah Road, Sandy Bay, Tas 7005

PETERSWALD
for property

House For Sale

Wednesday, 20 March 2024

28 Coolabah Road, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 612 m2

Type: House



Nick Morgan
0417486013



Luci Scutt
0400614752

\$975,000+ price range

Perfectly positioned in the heights of Sandy Bay, with sweeping views stretching out across the River Derwent and beyond, sits a much-loved family residence, offering endless potential to create a dream home in a dream location. Numerous, light-filled living areas are presented across both levels of the spacious home. Spectacular vistas are framed through extensive glazing within the upper-floor lounge, formal and casual dining spaces, while inviting endless sunshine to flood the property. The centrally located kitchen would benefit from a modern rejuvenation, however functional in its current configuration, with plenty of storage within timber cabinetry and a walk-in pantry, roomy benchtops, with a dishwasher, oven, and electric stovetop. Continuing the first floor, a large versatile study offers further living space, or a comfortable room to work from home with an abundance of natural light and warmth. Downstairs features another study, and a large rumpus room. Comfortable accommodation comprises of up to five bedrooms, with such a flexible floorplan allowing for any number of living arrangements specific to family requirements. Two bedrooms are located on the upper-floor, each with built-in wardrobes, and brimming with sunshine. Downstairs, one bedroom features double-sided walk-in closets, and the other, with built-ins, contains an en-suite. The bathroom is situated on the first floor, and contains a bath, shower, and a vanity, with a separate toilet adjacent. The laundry contains plenty of storage, and direct outdoor access, with further storage located within hallway closets, and under the staircase. A double garage provides secure housing for numerous vehicles, with additional off-street parking within the driveway. There is also workshop space inside the garage, with built-in benches, shelves, and cabinets. Entertain with an ever-changing marine backdrop from the sun-drenched, north-facing terrace, which extends from the main living area for a seamless indoor-outdoor flow. The established gardens are easily maintained, and the gently sloping backyard is a blank canvas for the keen green thumb. Perfectly positioned to capture the mesmerising views synonymous with its prestigious location, this expansive residence offers a sensational opportunity to revamp and breathe new life into a solid, family property, creating an environment of complete comfort in a highly sought-after Sandy Bay locale. Council rates: \$3,500 pa approx Water rates: \$1,200 pa approx Rental estimate: \$600 - \$650 pw approx Year built: 1971 Construction: Brick