

3/1-5 Pauldon Drive, Sandy Bay, Tas 7005



Villa For Sale

Wednesday, 22 May 2024

3/1-5 Pauldon Drive, Sandy Bay, Tas 7005

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 163 m2

Type: Villa



Mark Weaver
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Offers over \$885,000

Located within a small, private estate, this spacious, stand-alone villa enjoys magnificent Derwent River views and an overarching sense of capaciousness. This home will appeal to a cross section of buyers, including downsizers, retirees and savvy investors seeking that elusive blend of high yield and capital growth. Of solid brick construction, the villa is split over two levels, the lower of which is accessed internally by a large, automated 2 car garage. The lower level consists of a generous carpeted bedroom, complete with built in robes and a luxurious ensuite bathroom, including shower, vanity, and toilet. Once upstairs, a fantastic sense of space and light is complimented by the Derwent River views, captured from so many vantage points. The living and dining rooms are extremely generous in size, with a balcony off the living room an incredible spot to watch the yachts, cook a BBQ, or simply take an afternoon nap. Similarly, a north facing, glass enclosed, sunken sunroom is a stunning space within which to practice your yoga, read a book or just take in the views, whilst the living zones are linked by a clever study nook. The kitchen is roomy and well appointed, with sharp, floating floors and another lovely outlook from within which to prepare your meals. The master bathroom contains a retro pedestal vanity, shower, and large bath, whilst a toilet is located separately for your convenience. Located adjacent to the bathroom is another large bedroom, carpeted, with walk in robe, and a cosy bay window. Completing the top floor is a functional laundry, perfectly located for easy access to a multi-level courtyard. The super cool and secure courtyard features a lovely combination of pavers, plantings, picket fencing and is complimented by a neat garden shed. Pauldon Drive is an extremely quiet, no through road, and just a short 5-minute drive down to the beaches and cafes at Long Point. With the Sandy Bay shopping precinct and Hobart City CBD just a few more minutes up the road, this villa is perfectly placed to become your next home. Contact Mark Weaver to ensure your inspection today.

- Private, spacious, brick construction
- Vast Derwent River views from many vantage points
- Automated double door garage, internal access
- Large carpeted bedrooms with walk in robes
- Multiple living spaces, cool garden courtyard
- Strong capital growth combined with high yield potential
- 10 minutes' drive into the city and 5 minutes into Long Point

Council Rates: \$2,400 (Approx p.a.)
Water Rates: \$1,000 (Approx p.a.)
Body Corporate Fees: \$1,800 (Approx p.a.)
Rental Appraisal: \$560 - \$600 per week (approx.)

Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.