

# 3/165 Channel Highway, Tarooma, Tas 7053



## Villa For Sale

Sunday, 4 February 2024

3/165 Channel Highway, Tarooma, Tas 7053

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 81 m2**

**Type: Villa**



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**\$590,000**

Properties coming to market in Taroona always arouse interest given that often there are slim pickings available such is this tightly held beachfront precinct on the fringes of both Sandy Bay and Kingston. Number 3/165 Channel Highway is just one of 5 freestanding single storey villas with generous private outdoor space and set back from the main road with safe vehicular access from Coolamon Road. Careful, professional presentation in curating the stylish interiors and new carpet throughout have immediate appeal. There is a lovely river Derwent vista framed by a bay window from the living room which flows to a really nice private outdoor space which includes a paved terrace, lawn and shrubbery. The open plan living dining room enjoys a sunny north easterly aspect which makes it an especially inviting space. A really smart, well equipped kitchen has benefited from an upgrade and over looks the rear garden. Two double bedrooms are serviced by a spacious, contemporary bathroom / laundry combination. Excellent storage with a built in wardrobe and hallway cupboard in addition to a small brick garden store outside. Level access at the entrance leads to a bright well lit hallway giving one an excellent first impression! Off street parking for up to 2 cars with easy level access. Taroona offers a great lifestyle in terms of leisure activities and close proximity to a selection of beaches. A popular little café is within walking distance. Grasp this opportunity to add to the portfolio or relax and enjoy a well appointed low maintenance abode with loads of appeal! 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.