

# 3 Cheverton Parade, Sandy Bay, Tas 7005



## House For Sale

Friday, 19 April 2024

3 Cheverton Parade, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 610 m2

Type: House



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**\$1,350,000+**

3 Cheverton Parade is a light-filled family home nestled in a tightly held pocket of Sandy Bay. The property sits in an elevated position on approximately 610m<sup>2</sup> of land, enjoying an idyllic north-easterly aspect and uninterrupted views over Sandy Bay and the Derwent River. 3 Cheverton Parade offers versatile living arrangements for the astute investor or large/intergenerational families. The entry level floor comprises 3 spacious bedrooms, including a master suite with an ensuite, an additional fourth bedroom or office, a central main bathroom, separate toilet, European laundry, and an open plan living/dining area seamlessly integrated with the kitchen. A short flight of stairs leads to the lower ground floor where a self-contained studio space with kitchenette and bathroom are located. This space is flooded with natural light and showcases its own incredible view. This is an ideal space for families with older children seeking independence, or for those seeking an additional income stream with external access. A convenient double carport off Cheverton Parade provides undercover parking for multiple vehicles, trailers or bikes. Upon entry to the home, stunning original Tasmanian Oak floorboards and lofty ceilings in a wide hallway create a feeling of spaciousness and elegance. Two bedrooms are located to the left of the hallway and are substantial in size, both enjoying built-in wardrobes and one enjoying an unobstructed view of kunanyi/Mt Wellington. The Master suite is located on the right and enjoys a recently renovated ensuite and full-length built-in wardrobes. The open plan living/dining area is bathed in natural light with large windows capturing the north-easterly aspect. The kitchen is well appointed and features induction cooking, marble benchtops and generous storage. A versatile fourth bedroom/office adjacent to the living space provides flexibility. The main bathroom features marble tiling, a freestanding bath and original stained-glass windows, whilst a separate toilet enhances convenience. 3 Cheverton Parade is located in a tightly held pocket of Sandy Bay, less than one kilometre to the University of Tasmania and the Hutchins private boys' school. Local shops, cafes, restaurants and beaches are all within a 5-minute (approx.) drive, whilst the Hobart CBD is a mere 10-minutes (approx.) away. Furthermore, the property also has approvals in place to be used as short stay accommodation. Contact Cam Rogers on 0475 002 814 for more information, or to arrange a private inspection.