

3 Lauramont Avenue, Sandy Bay, Tas 7005



Sold House

Thursday, 29 February 2024

3 Lauramont Avenue, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 604 m2

Type: House



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With water views and a sunny northerly aspect, the interior of this solidly built circa 1961 home seamlessly melds classic original features of the era with sensitively implemented contemporary updates. A flexible floorplan and dual access from Buchanan Lane and Lauramont Avenue make this an appealing family home in a sought-after pocket of Sandy Bay. The entry level is dedicated to living with light-filled and spacious open plan living accommodating the modern well-equipped kitchen with quality appliances, dining and sunroom. Glass bi-folds open from this space onto the north facing terrace with water views, further extending the living space for entertaining family and friends. Extensive glazing in the adjacent formal living room frames the home's picturesque outlook, and a study and powder room are also located on this floor. Further valuable living space is located on the lower ground floor with a generously proportioned rumpus room opening onto a balcony, with the laundry and a second bathroom also accessed on this level. The upper wing of the home contains four bedrooms each with built in robes, a central bathroom with bathtub, shower and double vanity, and separate WC. A second terrace showcasing views of the river is accessible from the hallway. Low-maintenance grounds including a fenced off section with artificial grass that is safe for children and pets to play, enhance the amenity of the home. Off street parking is accessed via Buchanan Avenue. Desirably positioned in a coveted locale within easy reach of excellent local schools, Yacht Clubs, UTAS and the cafes, shops and facilities of Sandy Bay Village and Lower Sandy Bay, this property presents an exceptional opportunity to acquire a quality family home and enviable lifestyle.