

301 Simpsons Bay Road, Simpsons Bay, Tas 7150



Sold House

Friday, 1 September 2023

301 Simpsons Bay Road, Simpsons Bay, Tas 7150

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 2433 m2

Type: House



Jude Viney

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\$635,000

Overlooking the broad expanse of Simpsons Bay, with outstanding views to The Neck, Cape Queen Elizabeth and beyond, this delightfully-renovated beach house has a sunny northerly aspect and is set above a quiet no-through road. The gently-sloping and neatly-mown 2433sqm block is sheltered on three sides by stands of mature pines. Landscaping around the house includes two outside barbecue/seating areas, gravelled in Tassie Gold limestone pebbles. Stepping stones in a gravel pathway lead to a netted vegetable garden at the rear and a handy storage shed at the side. Across the full frontage of the house is a large elevated deck (approx 40m²) with outdoor setting, capturing the sun and water views. Inside, the house has been very recently renovated by owners with an eye for style and quality. The design vibe is mod-Oz Tasmanian beach house - white walls, polished timber floors, plenty of sunlight and elegant, comfortable furniture. Sun pours into the living area through front and corner windows and there's a wood heater for ambience and extra warmth. The kitchen/dining area features the exposed brickwork of an original chimney, enclosing a second wood heater. Timber benchtops wrap around to a breakfast bar and a door leads through to the two bedrooms bathroom, toilet and laundry at the rear of the house. There are quality white-goods, fixtures and fittings throughout. The third bedroom is in the adjacent sleep-out, which has separate entrance, double bed and views to the water. This delightful property in a quiet and secluded spot would be ideal for a short-term accommodation business, generating a good income from Bruny's vibrant tourism industry. Alternatively, it could be a superior weekend getaway or a full-time island sea-change residence. *Please note building size includes the deck. Call Jude to arrange a visit.