

**31 Bayview Road, Lauderdale, Tas 7021**



**House For Sale**

Sunday, 28 April 2024

31 Bayview Road, Lauderdale, Tas 7021

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 670 m2**

**Type: House**



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## Offers Over \$645,000

This remarkable residence combines eccentricity with charm, showcasing rustic elements and mosaic-tiled areas harmoniously blended with modern features, a delightful kitchen, and updated bathroom facilities. Conveniently situated within walking distance of Lauderdale Beach, local shops, and schools. Upon entry, you're greeted by a spacious, light-filled open-plan living space boasting a rustic wood heater and reverse cycle air conditioner for year-round comfort, complemented by new floorboards throughout. The well-appointed kitchen boasts quality appliances, ample bench space, and storage shelves. The accommodation comprises three generous bedrooms, two equipped with built-in robes. The family bathroom includes a bath, shower, and vanity, with a separate WC. A separate laundry offers storage and direct access to the backyard. Parking is ample, with a covered carport and single-car garage, along with additional off-street parking at the front of the property. A covered outdoor patio provides an ideal setting for year-round entertaining, while the flat, fully enclosed and private rear yard offers a safe and secure space for children and pets to play. The property backs onto the reserve and Lauderdale football club, with easy access to the Tangara Trail. Ideally positioned just a short stroll from Lauderdale Beach, Hill Street Grocer, local parks, and schools, with a convenient commute to Glebe Hill Village for essential amenities. Lauderdale is approximately 20 minutes from Hobart CBD, offering a beachside community conveniently close to all amenities.

- Remarkable home blends charm with eccentricity.
- Conveniently situated near Lauderdale Beach, shops, and schools.
- Spacious, light-filled living area with wood heater and Air conditioning.
- Well-equipped kitchen with quality appliances and ample storage.
- Three bedrooms, two with built-in robes.
- Family bathroom with bath, shower, and separate WC.
- Separate laundry with backyard access.
- Ample parking with carport, garage, and off-street options.
- Covered patio for year-round entertaining.
- Fully enclosed rear yard, safe for kids and pets.
- Property borders reserve and football club, and access to Tangara Trail.
- Easy commute to Glebe Hill Village for essentials.
- Lauderdale is about 20 minutes from Hobart CBD
- Rent appraisal \$575 - \$625pw