

**31 Crystal Downs Drive, Blackmans Bay, Tas 7052**



**Sold House**

Tuesday, 15 August 2023

31 Crystal Downs Drive, Blackmans Bay, Tas 7052

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 787 m2**

**Type: House**

## Contact agent

Discover this remarkable 3-bedroom, 2-bathroom brick home that offers so much versatility in the serene neighborhood of Blackmans Bay consisting of a total floor plan size of 400m<sup>2</sup>. This exceptional property packs a punch on so many levels, including a desirable fully enclosed pool and spa room, abundance of storage space, and a flexible floor plan that is sure to impress any buyer. The lower level of the residence has a ceiling height of 2.4 metres, this provides plenty of clearance height to convert this area into additional bedrooms and even add a bathroom if required (STCA), perfect for multi-generational living. As you step inside, you'll immediately appreciate the functionality and size of this quality home. The spacious living areas are adorned with large windows, welcoming an abundance of natural light that illuminates the magnificent water views, creating a tranquil atmosphere throughout the home. The spacious kitchen is a chef's dream come true, featuring plenty of storage and bench space to cook up a storm and wonderful water views to appreciate. The living area is kept toasty and warm with ducted heating that extends right throughout the home. Each of the bedrooms are generously sized and all are inclusive of built-in wardrobes with the master bedroom featuring an ensuite as well as a walk-in wardrobe. The bathroom is beautifully spacious inclusive of a bath, separate shower, plenty of storage and finished with modern fixtures. The heart of this magnificent home lies in its stunning heated indoor pool and spa area, picture yourself unwinding after a long day, enjoying a soothing swim or rejuvenating soak in your own private retreat. Whether you seek relaxation or desire a space to entertain family and friends, this outstanding 13m x 9.2m room will undoubtedly become the centerpiece of your daily life. For car enthusiasts and the tradesperson, the garage and fantastic under-house space is a dream come true. There is ample off-street parking and provides an ideal area for your workshop, allowing you to indulge in your passion or pursue creative endeavors. Additional features include a separate laundry, 5 KW solar system, a 8000 litre water tank and 2 raised veggie beds with space to grow your own produce and live a self-sufficient lifestyle. The location of this magnificent property is simply unbeatable. Blackmans Bay offers a peaceful and picturesque setting, with the added advantage of stunning views and just 5 minutes' drive to Kingston and a short 15-to-20-minute commute into Hobart's CBD. You'll enjoy the convenience of nearby amenities, shops with the renowned Hill Street grocer just a stone's throw away and popular schools all within easy reach plus the added bonus of a bus stop just around the corner. Contact Nyal today to arrange a private inspection or see you at an upcoming open home and make this extraordinary lifestyle oasis property your very own!