

32 Coolabah Road, Sandy Bay, Tas 7005



Sold House

Monday, 25 September 2023

32 Coolabah Road, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 635 m2

Type: House



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32 Coolabah Road enjoys a much-loved enclave of Sandy Bay with its lofty vistas over the Derwent River and far-reaching views across the Eastern Shore and the city. The home built in 1974 gives a nod to its era, has been beautifully maintained and is immaculately presented. Solid in its construction the property is perfect for buyers wanting very little to do but equally gives ample opportunity to reconfigure to the desires of its new owners. Set over two levels the entry level has two bedrooms both with built-in robes and a central bathroom. A double garage with good storage space also has internal access. Ascending the stairs there is a very adaptable, spacious living zone that has engaging views that captivate either by day or night. The main living area has glass sliding doors leading to a full-length deck and flows through to a dining room with a glass atrium which will be the perfect sunny spot to relax and fully appreciate the panoramic vistas. The central kitchen boasts plenty of work space, custom cabinetry a good-sized pantry, and upgraded appliances. There is a family room that further extends the options for family living with both a reverse cycle heat pump and the original wood heater has been replaced with an electric option which provides a lovely ambiance. The master bedroom is positioned to enjoy the views with an abundance of wardrobes and an ensuite. There is a fourth bedroom or a study on this level together with a powder room. The laundry/utility room is very spacious and has direct access outside. The gardens are terraced and fully landscaped with mature plantings that provide low maintenance but also allow the avid gardener plenty of scope. There is an entertainment deck that is private and provides a lovely outdoor space to enjoy. With a welcome array of great schools very close by and all the delights of Long Beach and the fabulous recreational facilities that lower Sandy Bay provides the position of this property will ensure a great lifestyle. With under a 3km commute to the Hobart CBD and the Sandy Bay shopping hub, a short drive away this home provides location, flexibility, and a great opportunity to secure a property in a tightly held location. Rental estimate approx \$790 - \$820 per week unfurnished Council rates approx \$3,500 pa Water rates approx \$1,100 pa + usage The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.