

33 Esplanade North, George Town, Tas 7253



Sold House

Thursday, 29 February 2024

33 Esplanade North, George Town, Tas 7253

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 836 m2

Type: House



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Well you know what they say:- It's all about the location! Well here it is! Situated on George Towns Esplanade North, with an outlook that most of us only dream about, here's your chance to buy into the most sought after strip of real estate in town. You won't find any vacant land along this strip so here is the next best thing. Not only is this property situated in George Towns most sought after location it also sits on a very generous 836m² parcel of land (plenty of room to build that granny flat or unit at the rear of the block, STCA). This established home has so much to offer its new owners. To start with it is located at the end of a quiet cul-de-sac, in a peaceful tree lined street with wonderful water views. The gardens are a real feature of this property with lots of colour and vibrancy as the photos show when in spring and summer. There is a lovely private court yard, perfect for entertaining, plus a number of fruit trees and a veggie patch. The property consists of a charming 1960's built, character home with large windows that take in the picturesque views of the Tamar River and reserve in front of the property. You will see countless numbers of ships and boats that traverse the waterways. Wildlife is in abundance with birds, seals and even an unexpected visit by a pod of orca's in recent times. The home itself is larger than it may appear with a separate lounge and dining, plus a rumpus room and sunroom providing ample living spaces. The kitchen has plenty of room to move around in and has ample bench and cupboard space and includes a large pantry. There are three good-sized bedrooms, the master offers built-ins and shares the same stunning outlook as the main living area. Externally the property could do with a little TLC however there is ample room and therefore offers much scope for improvement or further development. With a single-car garage and adjoining room (which with a little work could easily be turned into living quarters or just used for extra storage). The property is situated just around the corner from the main shopping area and is in an ideal location for those who like to walk, ride or exercise the dog, with riverbank pathways stretching all the way to the beaches at Low Head (approximately 6 km). Chattels include: Eve wood heater, Daikin reverse cycle air conditioner, Technika oven, rangehood, NBN, & white cupboard (in rumpus room). George Town has a lot to offer with 3 schools, a modern hospital, 2 supermarkets as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, a swimming centre and social clubs, not to mention the recently opened international standard mountain bike trail network. All this only minutes from the beach and only a 35 minute drive to Launceston and less than one hour to the Launceston Airport. The seaside village of Low Head is only a five minute drive away, offering stunning beaches, fairy penguin tours and a rich maritime history. Harcourts East Tamar has no reason to doubt the accuracy of the information in this document which has been sourced from means that are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. For more information contact David Woods or Melissa Bennett at Harcourts East Tamar.