

**35 Coolamon Road, Tarooma, Tas 7053**



**House For Sale**

Monday, 22 January 2024

35 Coolamon Road, Tarooma, Tas 7053

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1178 m2**

**Type: House**



Ian Sos Mills

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## Offers Over \$1,300,000

Nestled in a peaceful sought after area located in a quiet no through street this property showcases commanding water views stretching from Tranmere down to Bruny Island and Storm Bay. This spacious four bedroom three bathroom home offer that perfect lifestyle you have been searching for. Enter through the automated security gate down to a large covered carport offering ample parking for two cars, a caravan, or boat or trailer. Storage shed installed. As you step inside the front entrance you will be greeted by a well designed floor plan that maximises space and functionality. There are multiple living areas offering a spacious and comfortable experience for the largest of families. The family room, dining area which has a wired in Bose Sound System leads onto a tiled deck ideal for alfresco dining or just relaxing watching cruise ships or yachties sail by. Dining area has a wood heater and a Daikin Heat pump for cosy winter nights. The well-appointed kitchen has quality Miele appliances, granite bench tops and breakfast bar. Upstairs has four carpeted bedrooms all have built in wardrobes, main bedroom has sliding door opening onto deck, ensuite, three of the bedrooms are serviced by a bathroom consisting of shower, bath, basin and a separate toilet. Linen and storage cupboards in hallway. Laundry chute available to downstairs laundry. Located downstairs is a large family room with a bathroom which could easily be converted into a teenagers retreat or Granny flat. This room opens onto a tiled patio and has three sliding doors and has a separate gated entrance from both sides of the house. There is also a large laundry with plenty of storage. Room has a Daikin Heat pump. Back garden is tiered for easy access and has a small colorbond shed ideal for storing your garden equipment. Garden boasts natives, olive trees, fruit trees. This home is within walking distance to bus stops. Located close by are restaurants, cafes primary schools, secondary schools, University of Tasmania, Wrest Point Casino, Childcare Centre, Doctors surgeries, Pharmacies, Lower Sandy Bay shopping centre, Hill St Grocer, Beaches and many bushwalking tracks. Don't miss this chance to make this special family home yours. Homes of this calibre sell quickly. For a viewing of your forever home - Contact Ian Mills Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.