

35 Lipscombe Avenue, Sandy Bay, Tas 7005



House For Sale

Thursday, 16 November 2023

35 Lipscombe Avenue, Sandy Bay, Tas 7005

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 670 m2

Type: House



Sam Monks



Jake McIntyre
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Offers Over \$1,650,000

Nestled among established homes in the prestigious Sandy Bay area, this exceptional residence stands as a testament to family-oriented living. Meticulously renovated to exacting standards by the current owner, the home exudes significance and understated elegance.

- Sunlit position with captivating mountain views
- Well-defined separation with a flexible floorplan spread across 3 levels
- Modern kitchen featuring quality stainless-steel appliances
- Dual access from both Lipscombe Avenue and Lauramont Avenue
- Master bedroom with an executive ensuite and walk-in robe
- Seamless transition between indoor and outdoor spaces, complemented by an inviting entertaining deck
- Family bathroom equipped with a bath and a separate shower
- Expansive downstairs rumpus room with ample storage space
- Three additional bedrooms on the lower level, two with built-in & one walk-in wardrobe
- Landscaped gardens providing an ideal setting for pets and children
- Proximity to schools, UTAS, shops, and restaurants enhances the property's appeal.

Built: 2007
Construction: Concrete Block Rendered
Council Rates: Approx. \$3,500pa
Water Rates: Approx. \$1,150 + usage
Rental Rates: Approx. \$720 - \$800 per per week

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