

36 Powell Road, Blackmans Bay, Tas 7052

Raine&Horne.

House For Sale

Thursday, 13 June 2024

36 Powell Road, Blackmans Bay, Tas 7052

Bedrooms: 3

Bathrooms: 1

Area: 1673 m2

Type: House



Paul Guest

0400250176

Offers over \$1,200,000

5 X TOWNHOUSE DEVELOPMENT SITE WITH COUNCIL APPROVALS IN PLACE Settled snugly onto a large flat block of land on a headland close to Blackmans Bay beach is this delightful 3 bedroom weatherboard home. With a rambling interior layout and many original features, including an attractive hardwood floor, this home loved by many is ready for the next chapter in its long life. From the entry foyer a hallway doglegs its way through the central part of the home giving access on the home's north-eastern side to two large bedrooms and a sunroom. One of the two main bedrooms is fitted with a built-in robe. On the north western side of the home is the living area with separate lounge with its own fireplace, the third smaller bedroom plus a separate large dining room and the kitchen. Located off the northern end of the hallway is the bathroom with shower, vanity and toilet with the adjacent separate laundry having a laundry tub plus toilet positioned in an alcove. Outside the flat block is largely undeveloped and lawned and overall the property presents to its new owner a unique opportunity to create their own personal interpretation of what a seaside lifestyle should be. This part of Blackmans Bay is really popular and it is hard to find property such as this. A thought provoking addition included in the sale of this property is a fully Council endorsed Building Approval for a unique development of five town houses, the plans, engineering drawings and approvals of which are all to be included in the sale. The design of the four three bedroom and one two bedroom luxury townhouses capitalises on both the shape of the block and the seaside lifestyle that the development would offer. A short walk away from the home is the delightful white sand beach of Blackmans Bay with its restaurants and cafés whilst a short car drive away is the shopping centre as well as a range of schools and places of worship. Coastal walks are in plentiful supply and the sheltered waters of the Bay offer plenty of opportunity for swimming, diving, kayaking and boating. Blackmans Bay enjoys the benefits of both woodland and coastal features with the delightful Kingston Beach accessible on foot along an attractive coastal reserve. The Blackmans Bay and nearby Kingston region has much to offer with a range of shopping centres, sporting facilities, schools and colleges, all of which enjoy good public transport connections both within the local region as destinations further south and to the Hobart CBD, only a 25 minute commute away.