

362 Preservation Drive, Sulphur Creek, Tas 7316



House For Sale

Tuesday, 20 February 2024

362 Preservation Drive, Sulphur Creek, Tas 7316

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 541 m2

Type: House



Mel Draper

0437071501

UNDER CONTRACT IN 17 DAYS

Architecturally designed to capture the sun and light, this stunning seaside property is beautifully presented with effortless style and clean lines. The current owners have loved every minute of the last 9 years that they have called this Sulphur Creek residence home, not in the least because of the natural warmth and light this home enjoys, as well as the overall lifestyle afforded by living in sought-after Sulphur Creek! On the main level of the home (upstairs) are open-plan living areas, including a balcony for entertaining and taking in the amazing views - complete with a servery window to help make entertaining a breeze (the architects really have thought of everything!). The master bedroom offers an amazing space - complete with a massive walk-in robe which flows into the deluxe ensuite. An additional generously-sized bedroom is also on this main level - plus working from home is a breeze with your own home office, or utilise the office as a hobbies room or study room for the kids. The ground level is fully self-contained - with its own private entrance it would make a great area for dual living, with two bedrooms with builtins, kitchen and an open plan lounge/dining area. You could use this space as a space for extended family, visitors, or even take up the opportunity to earn an income.

INDOORS Four bedrooms • On-trend tiles in wet areas Ceiling fans Study Deluxe ensuite Privacy and block out (day/night) blinds Bedrooms also have sheers for the soft elegant feel Breakfast bar Plenty of bench space and cupboards galore Pantry European laundry Servery to balcony Plenty of storage options throughout Glass splash-back Dumbwaiter (small lift for carrying things) - ideal for laundry / groceries / etc Modern main bathroom with double vanity and glass walk-in shower Separate toilet and powder room on both levels Reverse cycle heat pumps on both levels Carpet in bedrooms Stunning vinyl planks in living areas The property has four toilets - perfect for big families Large lounge and opening plan living areas complete with European double glazed windows and doors you will love the style and all the thoughtful touches Choice of two laundries: European upstairs and ground level has a full laundry Two car garage with plenty of space and storage options along with internal entry

OUTDOORS Low maintenance, modern home Beautiful private gardens - very low maintenance Trees provide shade and privacy Garden shed Many areas to kick back and enjoy Raised veggie gardens Fresh water tank for garden watering Clothes line Double garage with work shop area Additional off street secure parking Across from the beach Local take away / convenience shop a short stroll up the road This stylish and feature-packed home, complete with those sparkling sea views, is loaded with appeal - you will easily want to live here!

Building Size: 237m² (approx.) Land Size: 541m² (approx.) Beds: 4 Baths: 3 Garage Spaces: 2 Council Rates: \$1,465 p/a (approx.) Water Rates: \$370 p/qu (approx.)

One Agency Burnie has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.