

**37A Derwentwater Avenue, Sandy Bay, Tas 7005**



**Sold House**

Wednesday, 21 February 2024

37A Derwentwater Avenue, Sandy Bay, Tas 7005

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 653 m2**

**Type: House**



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**\$950,000**

This level access c1968 build brick townhouse occupies a 653sqm title in the Sandy Bay dress circle. Designed for downsizing but independent living, the property carries a gracious air about it offering style and features usually associated with larger and older homes. With 1.8 metre ceilings, a marble fireplace, chandeliers and French windows opening to a sandstone balcony, 37A Derwentwater Avenue nestles peacefully on an internal block surrounded by established gardens yet without significant maintenance required. Presented 'as is' a wide range of possibilities to modernise the property will quickly realise the potential of 37A, some of which will add significant value without major investment. A pet friendly property, some minor works would make it secure for dogs and small children. Inside the home has been freshly painted in neutral tones while the property enjoys some views to the Derwent River from a mostly Easterly aspect. The sunny kitchen with ample storage and bench space overlooks the garden, has a polished Tas Oak floor and the most exquisite timber cabinetry. The 'Jack and Jill' bathroom and toilet with hideaway laundry has a walk in shower, would suit modernizing but is functional as it is. A formal entry foyer provides a welcoming meet and greet area before entering the open plan lounge and dining room and the home is air conditioned from a Fujitsu floor mount heat pump. Whether your wish is to secure 37A as an investment property or make it your Sandy Bay home, Knight Frank agents Jim Playsted and Hugh Balcombe will welcome your call to make an inspection. Opportunity knocks!