

**38 Channel Highway, Tarooma, Tas 7053**



**House For Sale**

Thursday, 25 January 2024

38 Channel Highway, Tarooma, Tas 7053

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1477 m2**

**Type: House**



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## **Offers over \$985,000**

A simply superb opportunity to acquire a substantial holding comprising a well-built home on an allotment of 1477 sqm offering water views, in the sought after beachside hamlet of Taroona. Move in and enjoy this family home as is, or capitalise on the potential this property has for renovation or development (STCA). A flexible floorplan with multiple living areas across two levels accommodates a formal lounge with bar area, open plan living, dining, kitchen and adjacent study. Two double bedrooms on the upper floor are serviced by a generous bathroom with combined laundry facilities. The staircase to the lower level reveals further versatile space downstairs. With a contemporary interior, reverse cycle air conditioning ensures year round comfort. Extensive glazing throughout captures the river views beyond, and a sunny deck off the living area creates seamless indoor/outdoor living and a place to relax alfresco and admire the ever changing vista. A carport at the front and workshop underneath the house enhance the amenity of the home. Within easy reach of safe local swimming beaches, Taroona provides relaxed coastal living without any compromise on convenience. Local cafes and parks are nearby, and the shops and restaurants of Lower Sandy Bay just a short drive away. This is a rare chance to acquire the luxury of privacy and space and an enviable lifestyle close to Hobart's CBD.