

**4/22 Cider Gum Drive, Blackmans Bay, Tas 7052**



**Sold Townhouse**

Saturday, 12 August 2023

4/22 Cider Gum Drive, Blackmans Bay, Tas 7052

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 367 m2**

**Type: Townhouse**

**\$780,000**

Could this be the comfortable, contemporary and easy-care home you've been searching for? Introducing 4/22 Cider Gum Drive, a move-in-ready abode nestled within a peaceful pocket of Blackmans Bay. Whether you're after an idyllic family haven or a quality downsizer in a quiet cul-de-sac, you won't want to miss this exciting opportunity. Glorious River Derwent views are on offer from the upper-level living room and sun-soaked entertainer's deck where hosting guests will be a pleasure. This open-plan gathering space also embraces the dining room and luxe kitchen with all the modern conveniences you could desire. A suite of stainless steel appliances and sweeping benchtops are all yours along with breakfast bar seating and a heat pump for added comfort. The three bedrooms are set off the main hallway with each offering a built-in robe and the master also enjoying an ensuite. Bedrooms two and three are just steps from the main bathroom, with a separate water closet, and there's also a compact laundry nook ensuring total functionality. Extending the floorplan to the lower level is the large garage and study which could be used as a fourth bedroom or private guest accommodation, depending on your needs. Completing the long list of inclusions is the NBN connection, fully fenced yard and wheelchair-friendly ramp access to the front of the home. The enviable cul-de-sac location will impress a wide range of buyers as will the ease of access to a huge range of nearby amenities. Blackmans Bay Primary School and Southern Christian College are both only minutes away and you're within easy reach of the Hill Street Grocer, local shops, bus stops and Blackmans Bay Beach for fun down by the water's edge. You can venture a little further to explore the bustling hub of Kingston and you're a quick commute from the Hobart CBD.