

4/4 Howrah Point Road, Howrah, Tas 7018



Sold Townhouse

Tuesday, 20 February 2024

4/4 Howrah Point Road, Howrah, Tas 7018

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 159 m2

Type: Townhouse



David McLeod
0438443658



Daniel ten Broeke
0408241814

\$1,080,000

Within a tightly held location, this residence is one of just four privately nestled homes. Perfect for retirees, it boasts proximity to shops, walking trails, and requires minimal upkeep, featuring a manageable, level yard for gardening enthusiasts. The layout is designed for accessibility, with the master bedroom and stylish ensuite on the main floor, leaving the upper level for guests. Sunlight streams into the open-plan living area through expansive windows, while a charming sitting room with lofty ceilings offers a cozy retreat for reading or savouring a glass of wine. The spacious kitchen offers ample storage and bench space with quality appliances. A powder room on the lower level is convenient for guests to use. The open plan living area is serviced by a reverse cycle air conditioner and opens out to the front courtyard. Three spacious bedrooms provide accommodation, including a master suite on the lower level with a contemporary ensuite featuring a spa bath, shower, and sleek timber vanity. Upstairs, the remaining bedrooms share a spacious family bathroom, complete with a large vanity, shower, and toilet, ideal for guests or grandchildren. The laundry is separate with access to the rear yard. Outdoor spaces include a secluded courtyard at the rear, perfect for entertaining, along with a sun-drenched front courtyard and a modest, level yard suited for gardening pursuits. A single car garage for secure off-street parking, with partially covered external access into the home. Situated just a stone's throw away from local beaches, parks, and amenities, with Shoreline Plaza mere minutes away, this property offers an exceptional opportunity to embrace a low-maintenance lifestyle in a highly sought-after locale.

- Situated in a tightly held location, one of four privately nestled homes.
- Master bedroom and stylish ensuite on the main floor, leaving upper level for guests.
- Open-plan living area flooded with sunlight from expansive windows.
- Spacious kitchen with quality appliances.
- Charming sitting room with lofty ceilings for relaxation.
- Three ample bedrooms, including a master suite with contemporary ensuite.
- Upstairs bedroom boasts stunning views over Howrah Beach
- Additional family bathroom upstairs, ideal for guests or grandchildren.
- Powder room on the lower level for convenience
- Separate laundry with access to the rear yard.
- Outdoor spaces feature a secluded rear courtyard for entertaining.
- Sun-drenched front courtyard and modest, level yard for gardening.
- Single car garage with level entry into the home.
- Proximity to local beaches, parks, amenities, and Shoreline Plaza.

• Rent appraisal approx. \$650 - \$700pw- Rates \$2700pa, water \$1200pa