

# 41 Seaview Avenue, Tarooma, Tas 7053



## Sold House

Friday, 8 March 2024

41 Seaview Avenue, Tarooma, Tas 7053

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 718 m2

Type: House



Cam Rogers  
0475002814



Brianna Marriott  
0403724434

## Contact agent

Nestled amidst a sea of secluded gardens at the end of a quiet cul-de-sac, 41 Seaview Avenue is a remarkable 3-bedroom, 2-bathroom waterfront residence offering a versatile floorplan, idyllic easterly aspect and direct access to Tarooma Foreshore Track. Discreetly positioned behind high picket fences and established trees, 41 Seaview Avenue sits on 718m<sup>2</sup> of lush grounds that gracefully extend towards the foreshore track and waters edge. Upon entry, a well-appointed kitchen and dining area welcome you to the upper ground floor. Enhanced by premium AEG appliances, original Tasmanian Oak floorboards and a charming bay window overlooking the courtyard, the kitchen provides an inviting space for both culinary and social gatherings. A short flight of stairs distinguishes the kitchen and dining area from the formal lounge, where floor-to-ceiling windows frame a breathtaking panorama of the waterfront. Adding to the allure of this area is a cozy sunken lounge featuring built-in seating, shelving, a snug wood heater and a surround sound system. Expanding seamlessly onto the front patio, the formal lounge facilitates alfresco entertainment against a backdrop of ever-changing vistas. Comprising approximately 233m<sup>2</sup> of floor area across two levels, the floorplan is unique, yet functional. The upstairs loft provides a picturesque study, positioned to overlook the lounge with its own unique outlook over the garden and Derwent River. The entry level comprises two bedrooms, including the master suite with a walk-in wardrobe and direct access to the front patio, as well as two bathrooms, a separate laundry, and ample custom-built bookshelves and storage. Descending a short flight of stairs to the lower ground floor reveals the third bedroom with its own outdoor access and built-in wardrobes. Completing the property is a detached studio (that could be reinstated to a garage) and generous under-house storage. The property's efficiency is enhanced by solar panels, reverse cycle air conditioning and has provisions in place for ducted heating. Positioned in the highly sought-after suburb of Tarooma, 41 Seaview Avenue enjoys proximity to reputable primary and high schools, public transport and family friendly beaches. Adjacent to the foreshore track, 41 Seaview Avenue offers myriad recreational opportunities right on its doorstep and is a home to be enjoyed for many generations. Waterside opportunities in Tarooma are scarce. Contact Cam Rogers on 0475 002 814 to arrange your inspection.