

# 44 Esplanade North, George Town, Tas 7253



## Sold House

Tuesday, 20 February 2024

44 Esplanade North, George Town, Tas 7253

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 2397 m2**

**Type: House**



Alex Robinson  
0363108320



Ben Towns  
0363108320

**\$550,000**

Not only are the views outstanding at 44 Esplanade North, but the size of the block is also impressive - 2397m<sup>2</sup> (approx.) of level useable space. The brick home sitting on this large allotment offers 2 bedrooms both with built in wardrobes, a family bathroom + a 2nd toilet in the laundry, an expansive totally separate living room, spacious dining and a renovated kitchen. The hardwood flooring in excellent condition is a feature throughout the home as are the large, almost floor to ceiling windows in the lounge area that capture the river views to perfection. Outside the yard is fairly low maintenance - mainly grassed areas with some simple garden beds and neat hedging. There is however storage galore on offer outside of the house - a 3.2m x 6m brick outbuilding (with skillion roof), ideal for extra guests, an artist's studio, playroom perhaps? A 6m x 9m Colourbond shed that screams workshop/tool shed/machine storage, and a single garage with roller door access. Local independent shops, supermarkets, cafes & restaurants close enough to walk to and with George Town becoming Tasmania's newest mountain bike destination, with 16km of trails now open on Mount George, and another 60km on the way through the Tippogoree Hills along with its popularity for fishing, surfing and sailing with the beachside getaways of Bell Buoy Beach and Low Head a short drive away, this property will be certain to have broad appeal.

- 2 large bedrooms
- Family bathroom + 2nd toilet
- Separate lounge room
- Modern kitchen w large pantry, 900mm freestanding cooker + dishwasher
- Dining room w sliding door access to the back yard
- Solid timber flooring throughout
- Solar panels x 18
- Studio x 2 + large shed
- River views
- TasWater - \$345 per quarter (approx.)
- Rates (George Town Council) - \$1,760.35 p.a.

Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity. Prospective clients are advised to carry out their own investigations.