

44 Hiern Road, Blackmans Bay, Tas 7052



Sold House

Monday, 14 August 2023

44 Hiern Road, Blackmans Bay, Tas 7052

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 851 m2

Type: House



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\$730,000

Situated in a much sought after location, 44 Hiern Road is a classic 1988 built brick and tile home with much to offer a buyer looking for additional space, home business option or extension to your entertainment space. Set on a beautifully landscaped 851sqm block the outdoor entertaining areas are a highlight of the property and create a great space to relax and entertain family and friends. The open plan living and dining area features polished floorboards, double blinds to enjoy the welcome sunlight and is kept ambient all year round with a reverse cycle heat pump. The kitchen is a fabulous space with stone bench tops, custom white gloss cabinetry and stainless-steel appliances. Double sliding doors lead to the expansive entertainment deck which is private and protected with a built-in BBQ and seating. There are three bedrooms and a very chic bathroom with floor to ceiling tiles, double sinks, large shower and a indulgent egg shaped soaker tub. There is also a separate laundry. A separate 'sleepout' studio at the rear of the property creates great scope for an exceptional man cave, entertainment area or a home business opportunity. Complete with a bar, WC and sink, this area can be adapted to suit the needs of the new owners with plenty of space to utilise. There is currently a garage with remote control door within this structure and another level concreted area with a good size storage shed sitting alongside. The low maintenance back garden has mature plantings and is ideal for children and furry friends allowing plenty of room to enjoy. There are several additional car spaces in front of the single garage. Blackmans Bay is situated less than 18km from the Hobart CBD with the Kingston shopping hub and amenities less than 4kms. The Kingborough area is one of the largest growing Hobart municipalities and offers a wonderful balance of beaches, recreational facilities, and restaurants - providing a fantastic lifestyle. Close to great schools, transport, and amenities this home will make for an easy lifestyle. Council Rates- approx \$2,000 Water Rates- approx \$1,100 + usage Rental Estimate - \$530 - \$550 The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.