

44 The Strand, George Town, Tas 7253



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1195 m2

Type: House



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\$685,000

If it's position and views you're looking for in your next home then this one will be hard to beat. The property is situated just a stones throw from the banks of the Tamar River, only separated by a recreation reserve between you and the water's edge. Pipe Clay Bay after which the area is named is less than 100 metres from this home, where an early morning stroll along the river's edge will put you in the right frame of mind as you encounter some of the most picturesque scenery, the boats moored in the harbour, the pelicans that visit the area to shelter and feed as well as stunning views across the bay to the town centre and all the way to the mouth of the river and ocean beyond. This split level home has been fastidiously maintained and is a credit to the current owners. Designed to make the most of the stunning views, the living areas face North capturing the sun for the majority of the day and the ever-changing river views. Some of the most breathtaking sunsets are something that residents in this area have become accustomed to. The upper level of this home is where the main living takes place, offering a very spacious lounge (with great water views), a well-appointed blackwood kitchen with plenty of cupboards and more than ample bench space, a dining room which makes the most of the views and opens onto the deck (the ideal place to sit for morning coffee or late afternoon refreshments), three bedrooms (main with walk in robe) and main bathroom with separate shower and bath. Venture downstairs where you will find the laundry, fourth bedroom, second shower & toilet and a second, very roomy lounge room that opens into the award winning gardens at the rear of the property. From here you can access the waterfront through a gate that opens onto the reserve. A single-car garage and workshop completes this package. Chattels include: Dishlex dishwasher, Chef oven, Schott Ceran cooktop, rangehood, Daikin reverse cycle air conditioner, Rinnai gas heater, Nobo electric heater, NBN, Fisher & Paykel dryer & Electrolux washing machine. This property is just a five-minute drive from the town centre where you can access all your shopping conveniences. The coastal town of George Town is now buzzing with activity and growth, with residential and commercial activity at an all-time high due to its family-friendly environment, tourism attractions (historical, adventure and natural native & rural offerings) and a progressive industrial and port facility five minutes south of the township. The town also has 3 schools, a modern hospital and medical centre, 2 supermarkets as well as hardware supplies and other shopping conveniences. There are also a number of sporting facilities, a swimming centre, and social clubs. All this is only minutes from the beach, only a 35-minute drive to Launceston and less than an hour to the Launceston Airport. For more information contact Andrew Michieletto or Melissa Bennett at Harcourts East Tamar. Harcourts East Tamar 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 accuracy. Prospective purchasers are advised to carry out their own investigations.