

**4409 West Tamar Highway, Beauty Point, Tas 7270**



**House For Sale**

Tuesday, 23 April 2024

4409 West Tamar Highway, Beauty Point, Tas 7270

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 1103 m2**

**Type: House**



Racheal Rautner  
0455327787

## Offers Over \$420,000

Ideal for those just wanting to move in, unpack and enjoy as the hard work has already been done for you! This lovely 1950's cottage sits neatly on the outskirts of Beauty Point on a 1103m<sup>2</sup> piece of land- offering a delightfully spacious yard and with the home's elevated position you can enjoy views of the spectacular gardens and ornamental trees. The house layout consists of an open plan kitchen-dining and a sunken living room with a wood heater and reverse cycle air conditioner. Two double bedrooms, master inclusive of an ensuite. The main bathroom with combined laundry and a separate toilet. An easy access deck connects to the lounge. Internally the home has undergone a stylish renovation, freshly painted throughout, new carpet, timber floorboards refreshed, tiled ensuite, a modern kitchen including gas stove and a dishwasher. Outbuildings include a woodshed, and the main shed has been fully lined and has a multipurpose vibe. This property is just a 45 minute drive to Launceston CBD and in close proximity to all of the wonders that the Tamar Valley has to offer. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.