

5 Lasswade Avenue, Sandy Bay, Tas 7005

T.G. NEWTON

**Sold Townhouse**

Monday, 30 October 2023

5 Lasswade Avenue, Sandy Bay, Tas 7005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 177 m2**

**Type: Townhouse**



Mia Franklin



Paul Reed

0407686488

**\$882,000**

Welcome to 5 Lasswade Avenue in vibrant Sandy Bay. This uniquely versatile home offers endless possibilities. Upon entry, you'll be greeted by a snug lounge area with a whisper quiet electric fireplace, delivering warmth and charm without the fuss of a traditional fireplace. The open-plan living room seamlessly connects to a generously proportioned bedroom. Adjacent, you'll discover your own walk-in wardrobe, leading to an elegantly appointed bathroom. Continuing through, you'll find a conveniently accessible laundry, designed with dual entry points. The dining and kitchen area not only offers ample storage space but also features a practical breakfast bar for informal meals. Open the French doors to take you through to the delightful sunroom, connecting you to your courtyard. A pathway at the rear takes you to the convenient access point to King Street. As you ascend the stairs, you'll find the luxurious master bedroom, complete with double built-in wardrobes and a north-easterly deck that unveils breathtaking views of the River Derwent. Connecting to the spacious bathroom boasting a spa bath and a separate shower, with dual access points for added convenience. The third bedroom on this level also features double built in wardrobes, and an added practical study nook with a door that offers more storage space into the attic. Throughout the home, you'll discover numerous storage solutions, including built-in linen cupboards thoughtfully placed throughout. Nestled in a quiet cul-de-sac, this townhouse is the epitome of Sandy Bay living. For those looking to maximise their options, there's an opportunity to acquire the adjoining townhouse at number 7. This presents an enticing prospect for dual income or, for those with grander ambitions, the chance to combine the two townhouses into a magnificent family home. • Circa 1996 • Automatic watering system • Garage with internal access • Secure off street parking space • Private walkway onto King Street • Water rates approx. \$663pa • Council rates approx. \$3,000pa • Rental approx. \$750pw • Building size approx. 177m<sup>2</sup>