

# 5 Swan Point Esplanade, Swan Point, Tas 7275

## Sold House

Monday, 9 October 2023

5 Swan Point Esplanade, Swan Point, Tas 7275

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 668 m2

Type: House



Shelley Spencer  
0363379700



Amanda Faulkner  
0363379700

**\$595,000**

Are you looking for a sea change, an investment opportunity: long term or short-stay accommodation opportunity or a home to downsize too that offers peace and quiet? This immaculate home at 5 Swan Point Esplanade has stunning water views and is located in a picturesque setting to be envied. The home has been beautifully renovated with a stunning extension recently added, which boasts gorgeous high cathedral ceilings and double glazing throughout, providing comfort at every turn. An attractive neutral colour palate is easy on the eye and the home is one of the most well-kept on the market. Three reverse cycle heating units and two thermostat controlled wall heating panels provide perfect all year round climate control. A modernised kitchen has great storage, quality appliances including AEG oven and induction cooktop and a Miele dishwasher. There are quality floor coverings throughout. Externally the property has a 6.6kw solar system, a fully lined and insulated lock-up garage with remote access, which has the potential (STCA) to convert to an outdoor studio, plenty of off-street parking and potential (STCA) for a second driveway to be added, two sunny patios, a cosy BBQ pergola and powered man shed. The grounds are fully fenced and pet proof, perfectly level with established plants requiring minimum maintenance. This dream location offers direct access to the beach for recreational swimming, canoeing or sail boating and has a gorgeous walk where you can take in the scenery from Gravelly Beach around to Supply River. No one can ever build on the Crown reserve fronting the property to the Tamar River, so you are promised a spectacular view for life. Just 10 minutes from Exeter where you'll find two supermarkets, shops, cafes, doctor's surgery, pharmacy, library, post office and bank. Close to Exeter Primary and High Schools and just 30 minutes from Launceston's CBD. A low-maintenance property, with nothing to do but move in and enjoy. Fabulous opportunity! Built: 1990 - Recently renovated Land size: 668m<sup>2</sup> Building Size: 133m<sup>2</sup> Council Rates: Approx. \$1550 pa Water Rates: Approx. \$339 pa Zoning: Low Density Residential \*\*Harcourts Launceston 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. All measurements are approximate\*\*