

**50 Lipscombe Avenue, Sandy Bay, Tas 7005**



**Sold House**

Thursday, 22 February 2024

50 Lipscombe Avenue, Sandy Bay, Tas 7005

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 826 m2**

**Type: House**



Abi Freeman  
0438291301

**\$3,110,000**

Newly constructed, with a private façade positioned in a desirable pocket of Sandy Bay, the architecturally led renovation of this family home is impressive in every way and a statement in contemporary design. Combined with panoramic views of the River Derwent and kunanyi/Mount Wellington enjoyed from almost every room in the home, properties of this exceptional standard are a rarity to market. Expansive open plan living on the upper level is light-filled and inviting. The well-equipped kitchen has natural stone bench tops and quality appliances with two ovens, including a steam oven. Glass sliders open from the living and dining area onto the balcony with built in BBQ facilities, further extending the living space and showcasing the mesmerising vista beyond. The private master suite is also situated on the upper level, offering balcony access, a large walk-in wardrobe and ensuite bathroom with double vanity and terrazzo tiling. The staircase to the entry level reveals a second ensuite bedroom with built in wardrobe and two further bedrooms with built in wardrobes serviced by the family bathroom with bathtub, shower, double vanity and terrazzo tiling. A media room on this floor provides further flexible living space and the laundry completes the floorplan. The double garage and a north facing rear deck is also accessed from this level. Tas Oak floorboards and a custom made Tas Oak front door add warmth to the timeless and elegant monochromatic interior that is complemented by the artful use of double glazing throughout, including large picture windows and skylights to connect with the home's surrounds and stunning views. Finished to a high standard and spec, electric blinds, natural stone benchtops, wool carpets, reverse cycle air conditioning and a ducted heating and cooling system, mains gas for the BBQ and hot water, security front door camera, automated entry gates and other quality fixtures and fittings add comfort and convenience. Established native gardens and magnolia trees anchor the home to its sunny allotment and gated off street parking is available in the driveway. The desirability of Lipscombe Avenue almost requires no explanation, within easy reach of excellent local schools and childcare centres, the shops, cafes, and amenities of Sandy Bay Village and Lower Sandy Bay, popular café and boutique grocer Blac Fig at the end of the street, safe local swimming beaches nearby and UTAS and the CBD just a short distance away, everything a family could want, or need is right on the doorstep. Purchasers seeking the very best of family living will not be disappointed by the enviable lifestyle and address this extraordinary home offers.