

51 Mannata Street, Lauderdale, Tas 7021



House For Sale

Tuesday, 14 November 2023

51 Mannata Street, Lauderdale, Tas 7021

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 548 m2

Type: House



Colin Miller

0417246760

Offers over \$795,000

Secure a piece of coastal heaven. Neat, tidy, and modern, this 2015 built brick home all on one level and on a nice flat block is positioned for optimum convenience. It is just a short stroll along a flat road to the local pharmacy, doctors' surgery, post office, café, restaurant, gourmet grocer, butchers, bottle shop & tavern, hairdressers, fitness club, garden centre, and most importantly the beach! There's also the Lauderdale Primary/Infant School and Day Care a little further up a hill. Whether you're just starting out, have a growing family, or at the more relaxed stages of life, the convenience and lifestyle on offer here is outstanding. The contemporary house is ready to move straight into and it will make sure you're spending your time on the beach and not on fixing things. Neutral tones, clever design, and reverse cycle air conditioning provide for modern, comfortable living in every sense. The floor plan is open, modern, and flows beautifully with seamless indoor/outdoor living to the covered deck that captures all day sun. This is a private sanctuary to enjoy quiet time alone listening to bird song in the gum trees, or to entertain day or night in any season. Past the deck is a well organised and very pretty garden with ornamental and edible plantings to delight in. The carport is enclosed, ideal for tinkering in, or housing all your bulkier items. Unlike other beach suburbs, Lauderdale offers its very own extensive list of services and facilities including gourmet grocer, bakeries, cafes, restaurant, hotel, archery, fitness, and yacht clubs, boat ramp, hairdressers, pharmacy, doctor's surgery, post office, service station, primary and infant school, day care, hardware store and garden centre. All this and only 25 minutes' drive to Hobart's CBD. It's little wonder that the Lauderdale secret is starting to spread. You deserve a slice of heaven. Call Colin Miller to register your interest without delay.

- Comfortable low maintenance 2015 built brick home for all ages
- Flat, secure, beautifully landscaped yard
- Six or so minutes' walk to Lauderdale Beach
- Walk to gourmet grocer, pharmacy, Dr Surgery, restaurant, hotel, café, gym, hairdressers, garden nursery, and Primary School
- Metro bus route, 25 minutes' drive to Hobart, 15 minutes to the airport and 10 minutes' to Glebe Hill Shopping Centre.

Council Rates: \$1,320.00 per annum (approx.) Water Rates: \$885.00 per annum (approx.) Rental Estimate: \$600 - \$650 per week (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.