

52 Mannata Street, Lauderdale, Tas 7021



Sold House

Wednesday, 23 August 2023

52 Mannata Street, Lauderdale, Tas 7021

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 850 m2

Type: House



Nick Cowley



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\$1,240,000

This stunning property offers a perfect blend of contemporary and beachside living. Built in 2021, this stylish, solar-passive, north-facing home is situated in the popular beachside suburb of Lauderdale and has been thoughtfully designed and constructed with sustainability and quality in mind. Step inside and be greeted by insulated concrete floors, exposed recycled brick and beautiful Tasmanian Oak timber ceilings. As you head down the hallway entrance, you enter the open plan living area with beautiful finishes throughout including composite bench-tops, high quality appliances and a large Tasmanian Oak island bench. Enjoy year-round comfort with ducted heating, and optional ambience from the open wood fire on a winter's night, while natural light shines through 12 months of the year, with north-facing double-glazed windows and a skylight. Through the sliding doors, head out to the deck to enjoy a private front yard surrounded by a native garden enclosed by a Tasmanian Oak timber and brick fence. Back through to the entrance, you enter the second living area which flows on to the 3 bedrooms, laundry and study. The master bedroom has built-in wardrobes and a beautiful ensuite with walk-in shower. The two remaining bedrooms both have built-in wardrobes and one with a study nook. The main bathroom is spacious with a bath and shower, while the laundry has plenty of built-in storage and direct access to the backyard. The office is perfect for those who work from home or for the kids to do their homework with plenty of space for computers, printers and other devices. Uniquely positioned in the centre of the home is an outdoor entertaining area. It creates perfect flow between living spaces with entrances on both sides and is covered for use year-round. At the back of the property is an expansive backyard offering endless possibilities, whether it's hosting BBQs, creating a beautiful garden, or simply enjoying the fresh air. There is plenty of room for vehicles and storage with an internal-access single garage accompanied by a carport and 6 x 9m double garage/shed at the rear. Lauderdale is an attractive beachside suburb on Hobart's eastern shore, a popular area for boating, fishing, swimming and wind-surfing. 52 Mannata Street is positioned on a flat block, a gentle 10-minute stroll to the beach, local shops, restaurants, cafés and services, with the local primary school within a 1.5 km radius. Other private and public schools are approximately 15 minutes away by car and the larger shopping and business precincts of Eastlands and the Hobart CBD are up to 20 - 25 minutes' drive away. The MTT provides a regular bus service to the area and the property is within an easy 15 minute drive of the Hobart Airport.