

**55 Sunset Boulevard, Clarence Point, Tas 7270**



**House For Sale**

Monday, 18 March 2024

55 Sunset Boulevard, Clarence Point, Tas 7270

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2580 m2**

**Type: House**



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## Expressions of Interest from \$800,000

OPEN HOME THIS SATURDAY 6TH APRIL, 1:00 - 1:30PM Situated in picturesque Clarence Point, this is a unique chance to embrace waterfront living. Imagine being one of the lucky few that wake up hearing waves lapping on YOUR shore. The title goes to high tide mark, so very rare, just push the boat down and into the river. For those who are boating enthusiast's, there is a private mooring as well. The home is positioned perfectly to capture the view all the way up and down the Tamar River. The large open plan living area features picture windows, nice stone fireplace and tiled flooring. The kitchen is a cooks dream with oodles of cupboards and bench space with granite top, and a large, freestanding Falcon cooker with three ovens. Features- Three bedrooms, two with built-ins- Two spacious bathrooms - Small sunroom - Double colourbond garage- Great under house storage- Hot house, veggie gardens & Orchid house- 4 water tanks and water bore- Land size 2580m<sup>2</sup>- House size 114m<sup>2</sup> This beautiful property would offer its future owners the ideal haven for relaxation and renewal. Must be seen to be truly appreciated. EXPRESSIONS OF INTEREST CLOSE MONDAY 8TH APRIL, 5:00PM. Jenkins & Co Property Tasmania have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.