

# 58 Sunset Boulevard, Clarence Point, Tas 7270

 buymyplace

## House For Sale

Friday, 5 January 2024

58 Sunset Boulevard, Clarence Point, Tas 7270

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 1702 m2

Type: House



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1300289697

## Offers over \$575,000

Phone Enquiry ID: 225452 Step into this breathtaking open-plan home and enjoy views of the Tamar River and mountains beyond. Soak up the sun-drenched space, with polished wooden floors, neutral hues and a cozy wood burner. The main bedroom boasts an idyllic water view and built-in robes. There's also a sunroom or office overlooking the mature garden with flowers, bulbs, herbs an enclosed area for vegetables, three 100-year-old pear trees, fruit trees, and berries. Located in Clarence Point, an exclusive yet friendly neighbourhood. A stroll across the road leads to the river for swimming or kayaking. There are many walks along the water's edge and around the Point. A workshop under the house complete with power, water and storage adds to the functionality. Currently operating as an Air BNB, this property also makes a lovely home and with the chance to add an ancillary dwelling up to 60 sq. meters (STCA), this is a rare and unique find!

- Large block with superb Tamar River and mountain views
- Bright and airy, three-bedroom home with bonus office or sunroom
- Freshly renovated, contemporary neutral décor
- Quiet location, surrounded by private established gardens
- Ample undercover parking
- Workshop with water, electricity and storage
- Exclusive, sought after area.

Built: 1980 - recently renovated  
Land Size: 1,702 sq. m  
Building Size: 110 sq. m  
Council Rates: Approx. \$1,331 yearly  
Zoning: Residential  
Water rates: Not applicable.