

62 Sunset Boulevard, Clarence Point, Tas 7270

House For Sale

Tuesday, 7 May 2024



62 Sunset Boulevard, Clarence Point, Tas 7270

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type: House



Nigel Smith

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Offers Over \$640,000

Strategically set back from the street. An East facing 180 deg vantage point of the Tamar River from the covered alfresco terrace deck. Tea or Coffee? Morning, noon or night you will not get sick of lingering and looking at the ever-changing wide water vista. Fully renovated throughout, its unparalleled attention to detail continues across the whole home inside and out. This home is immaculate, you have nothing to do except mow a bit of lawn and trim the odd shrub or two. The 1960s built home has an open plan kitchen, an abundance of sleek white soft close drawer storage, Smeg cooking appliances and Bosch dishwasher. The lounge living area is light bright and airy. 2 Queen size bedrooms, the master has glorious water views. Main bathroom with incorporated laundry, pristine and functional. Bonus alert!! The added extra to the double garage is a spacious studio/rumpus room and separate full 2nd bathroom. Teenagers will love the separation to the main residence. Main river traffic not a problem. Most Sundays are yacht sailing days, a dazzling display for the busier day on the river. Not forgetting less than 1km away a boat launch ramp. Vehicle parking, double garage, off-driveway parking for large boat, caravan or trailer. Meticulously maintained 1,012m² allotment is private, leafy and wonderfully tranquil. The ultimate entertaining destination day and night for your family and friends. You will love the surroundings. Feature: • 2 bedrooms, 2 bathrooms. • Huge studio/rumpus/teenager's retreat. (cannot be classed as a bedroom) • Open plan living, undercover alfresco large deck. • Reverse cycle air-conditioner. Insulated. • Smeg cooking appliances, Bosch dishwasher. • Double lock up garage • 9 x Tank Water Approx 33,000 maximum capacity, plus septic. • Off driveway extra vehicle parking for caravan, boat or trailer. • Boat ramp less than 1km away. • Approx. 13km from Clarence Point to Beaconsfield. • Approx 9km from Clarence Point to Greens Beach. Land size: 1,012m² Council Rates: Approx \$1,200 p/year Water: Tank Water Approx 33,000lts capacity. Power Bill: Approx \$1,000 p/year Key 2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.