

**63 Grevillea Street, Primrose Sands, Tas 7173**



**Sold House**

Tuesday, 14 November 2023

63 Grevillea Street, Primrose Sands, Tas 7173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 658 m2**

**Type: House**



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**\$470,000**

Sit down with a coffee and soak in the panoramic vistas from your large loungeroom windows of this very relaxed property. The seaside location offers stunning, extensive water and mountain views, taking in the Isle of caves in Frederick Henry Bay with Mount Wellington/Kunanyi setting an impressive backdrop. The North-West aspect offers plenty of sun to enjoy. Three double bedrooms and two bathrooms can cater well for a family wanting a sea-change or a holiday home. There are also two dining spaces, or a large family room flowing from the lounge. Whether you need a playroom or space to entertain and have family dinners, the choice is yours. There is space downstairs which is a blank canvas ready to re-purpose into a covered entertainment area, storage area or rumpus. This home has had some recent upgrades, with a new 23,608 litre water tank and enviro-cycle system installed. The quality, wool carpet is lovely underfoot whilst cozying up to the wood heater. A recently installed Daikin reverse cycle heatpump/air conditioner is also available for comfort and convenience. The newly established 100 square metre flat back yard has just been re-sown with lawn seed and will provide a delightful place for kids and pets to romp around with the glistening water as a backdrop. Put the sprinkler on! There's plenty of room to grow your own veggies too. A wrap around deck flowing from the upstairs living zone and galley kitchen would improve the property further. There's plenty of off-street parking available. Invite your friends down for some fishing, kayaking, boating and walks on the pristine beaches. Primrose Sands has the convenience of a general store, RSL club and coffee van and there are further services available at Dodges Ferry, and the larger hub of Sorell which is approximately 20 minutes away. Most of the hard work has been done already. Just add your own finishing touches and enjoy life just a stone's throw from the water's edge. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own inquiries to verify this information. All timeframes and dimensions are approximates only.