

7 Lauramont Avenue, Sandy Bay, Tas 7005



Sold House

Thursday, 16 November 2023

7 Lauramont Avenue, Sandy Bay, Tas 7005

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 640 m2

Type: House



Ben Vance

0362209100

\$1,210,000

Sitting proudly, and constructed during a classic era with refined street appeal making it easy to fall in love with this gorgeous 1950s home. Situated in a quiet enclave in Sandy Bay making it perfect for families and mature buyers looking for a quality character home offering flexible living across two levels and with extensive mature gardens and landscaping. The first floor features polished wooden flooring, freshly painted walls and ceilings and generous accommodation. Comprising of a formal living area kept cosy by a free-standing wood heater, a separate dining area, two bedrooms, both with fitted wardrobes, a family bathroom featuring a shower and new tap wear. The timber kitchen features a stainless-steel SMEG oven with a gas cook top, lots of storage and bench space, and overlooks the beautiful greenery in the rear gardens with access to a gorgeous, paved courtyard framed by hedges that will be perfect for relaxing and entertaining. Downstairs provides independent accommodation that would be ideal as a parents retreat or a lucky teenager offering a generous bedroom, separate living area and bathroom. The property comprises lots of storage space with separate rooms that offer endless options for hiding your belongings away, and a downstairs room beneath the stairs that would be an ideal cellar room offering the perfect cooler climate. Add further flexibility and convenience with a completely independent studio room sitting above the garage which is easily accessed through the lower floor of the home and provides the perfect opportunity to set up either a work-from-home office, gymnasium, art studio, teenagers retreat (STCA) or more. A single car garage provides secure parking for one car with remote roller door access for convenience. The property also backs directly on to Buchanan Lane which could provide further opportunities for off street parking (STCA). Sandy Bay is an extremely popular place to reside for mature families with great access to some of Tasmania's best schools, the University of Tasmania, local shops, cafes, restaurants combined with the beautiful Nutgrove beach located just a few minutes down the road which becomes a thriving hub during summer. There is lots of love with this classic home and an internal inspection is highly recommended, contact Ben Vance to discuss further and secure your appointment. Council Rates: \$3,800.00 per annum (approx.) Water Rates: \$1,100.00 per annum (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.