

7 Norwood Avenue, Tarooma, Tas 7053



House For Sale

Tuesday, 6 February 2024

7 Norwood Avenue, Tarooma, Tas 7053

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 865 m2

Type: House



Colin Miller

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Offers over \$795,000

What a fantastic opportunity to buy in popular Taroona! This is a spacious home on one level with lovely character features, large and private, flat block of land, and so conveniently close to shops, schools and Hinsby and Taroona beaches. With 1950s-character features such as a wide hallway, Tasmanian oak floorboards, rustic open fireplace, high ceilings and original timber skirting and door frames, you will love how homely the place feels. The floor plan is open, with a modern flow, and provides a perfect canvas for you to refurbish and add your own touch when you're ready. But for now, it's perfectly neat as a pin and comfortable so you can move straight in with no work to do. There is a lease in place until 30th August 2024 to a long-standing tenant of around ten years, currently paying \$535 per week. The western facing windows have been double glazed to keep the heat in and cold out, and there is a reverse cycle air conditioner to keep the temperature controlled in all seasons. The bedrooms are spacious, private and each have a bushy outlook from this fully fenced private block that's perfect for pets and children to play safely. There are some water glimpses through the trees from the kitchen and a separate sunroom can be used as a study or sleepout. Unwind with a good book and soak up the birdsong, warming sun, and enjoy outlooks of the iconic River Derwent from the peaceful, ever so quiet, and tranquil rear deck. The double brick garage with power, lights and a high roof could be used as a studio, workshop, or to store all your equipment and toys. There are beautiful bush and coastal trails nearby, and you can walk to a couple of lovely beaches, sports ovals, and the immensely popular Taroona High and Primary schools without crossing any busy roads. Its location is within 15 minutes' drive to the CBD, private schools, and 8kms to everything that prestigious and vibrant Sandy Bay has to offer - adding to the unbeatable convenience this property offers. Council Rates: \$2,044.00 per annum (approx.) Water Rates: \$1,350.00 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.