

**76 Tamar Avenue, George Town, Tas 7253**



**Sold House**

Wednesday, 29 November 2023

76 Tamar Avenue, George Town, Tas 7253

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 3386 m2**

**Type: House**



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## Contact agent

Perched high above the picturesque Tamar River this amazing property has so much to offer. The property is located in the much sought after area of Pipe Clay Bay and its elevated position offers birds eye views looking across the neighbouring tree canopy, over the Tamar River all the way to Beauty Point. Located in the sought after area of Pipe Clay Bay this amazing property has just about everything required to provide a great lifestyle. Built in 1995 this home has been immaculately maintained inside and out and is set on a 3386m<sup>2</sup> parcel of land making it an attractive proposition for future development. The house has been immaculately maintained and has a very warm homely feel to it. Well designed with a great layout giving particular focus on open plan spacious family living. From the large southerly facing windows you have views looking out over the gardens and bushland bordering the southern boundary. Step outside and a whole new world opens up, with immaculately presented, landscaped gardens and plenty of places to sit relax and just escape from the stresses of life. A large fully powered colourbond garage/workshop provides ample room to secure all your valuable items and there is also a number of outbuildings for extra storage. If you are a nature lover, then you will definitely be satisfied with the abundance of wildlife that inhabit the area. A foreshore walk right beside the property will take you down to the waters edge (see attached photos). All in all this property has just about everything to provide a lifestyle that is only a dream for most. The property is located at the southern end of Tamar Avenue with virtually no through traffic. The neighbourhood is friendly and there is always someone willing to give a hand when needed. All in all this property has just about everything to provide a lifestyle that is only a dream for most. George Town has a lot to offer with all its shopping conveniences, 3 schools, modern hospital and doctor's surgery as well as a number of niche cafes, clubs and facilities. Beautiful beaches and historical buildings can be found less than 10 mins away at Low Head and we better not forget to mention the international standard mountain bike trails with over 80km of established tracks on Mt George and the nearby Tipogoree Hills. Chattels: Electrolux Oven, Gas Chef Cooktop rangehood, Mitsubishi heater, Woodheater, NBN, Security System If you are interested in this amazing property then act now and call Andrew Michieletto or Melissa Bennett at Harcourts East Tamar to avoid disappointment. Harcourts East Tamar has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.