

# 7a Musgrove Road, Geilston Bay, Tas 7015

## House For Sale

Wednesday, 14 February 2024



7a Musgrove Road, Geilston Bay, Tas 7015

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 303 m2**

**Type: House**



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## **\$625,000+ range**

Built in 1954 this brick veneer villa has had a modern contemporary renovation whilst retaining all the charm and plentiful space that the era offered. The home will appeal to a vast array of purchasers looking for level, accessible living with room to move and expansive living and accommodation. Located in a quiet cul-de-sac with easy access to the waterside walking tracks and cycle paths that this fantastic position has to offer. The entrance true to the era opens onto a wide hall that runs the length of the home with high ceilings creating a great sense of space. The living room has north-facing windows that take in the welcome sun and leafy surround whilst the wood heater and reverse cycle heat pump keep the room ambient year-round. The kitchen and dining area are both very spacious with plenty of room for entertaining. The kitchen has granite bench tops, white custom cabinetry, stainless steel appliances, and plenty of workspace and storage. There are solar panels installed to aid your power consumption and environmental footprint. Leading off the central hallway are two bedrooms that have built-in robes and comfortably fit a queen-sized bed with plenty of room to spare. The bathroom is complete with a bathtub, walk-in shower, and vanity with a separate WC adjacent. The undercover deck at the back of the house is a lovely private spot to relax with a garden that wraps around the house. It is low maintenance but could also be a great space for the avid gardener to enjoy. The laundry/utility space is currently accessed via the deck. The front garden would suit children or furry friends with the whole area being fully secured with high fences and gates. Geilston Bay sits just over 7 km from the Hobart CBD and has an easy commute in every direction. A selection of great recreational facilities, parks, and playgrounds are in several close by locations with Natone Hill and Geilston Bay Reserve and easy access to the water and the boat ramp nearby. The Lindisfarne village is a very short commute and offers great local shopping with grocers, a bakery, coffee shops, and medical amenities. This home will suit a vast array of purchasers with its adaptability and create an enviable lifestyle. Council rates \$1730pa approx Water rates \$1100pa approx + usage Rental estimate \$520 - \$550pw\* The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.