

# 85 Susans Bay Road, Primrose Sands, Tas 7173



## Sold House

Thursday, 17 August 2023

85 Susans Bay Road, Primrose Sands, Tas 7173

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 569 m2**

**Type: House**

**\$517,000**

Prime position with breathtaking water views offers endless options. Pristine beaches and all-encompassing water views are standard in the tiny community of Primrose Beach, and the coveted location of this property is real estate gold. Embrace the fresh sea air, cooling breezes and shimmering water views across the bay to the Tasman Peninsula beyond. And with the lapping coastline just a minute's walk from your own back gate, this rare find is the opportunity you've been waiting for. So look behind the unassuming façade of this home to discover what's really on offer. Your coastal lifestyle starts right here. Offering a multitude of options for the astute buyer, enticing future potential awaits. Ideal to rent out to provide a good holding income or utilise to renovate and remodel as you retain original features of internal brick and raked ceilings to create an exceptional family home. Perhaps live in the property as you consider future options, or remove the house entirely and build the stunning showpiece statement home of your dreams. The choice is yours. The existing three bedroom home spans two levels with a 134sqm floorplan. Upstairs two large bedrooms and the bathroom are to be found, with both bedrooms benefitting from balcony access to capture those gorgeous views. Lower level living incorporates a third generous bedroom with built-in robe, and a huge laundry with adjacent 2nd toilet is large enough to create a generous combined bathroom/laundry. Step down to a massive open concept kitchen/dining/living area with wood heater for your comfort on those cooler days. Two sets of glass sliding doors open wide to outdoor living and a private backyard. With direct gated access the coastal pathway and the water's edge, you'll have nature's aquatic wonderland at your fingertips. A secure single garage with workshop is a perfect studio space for your creative soul, where your imagination can run free in this beautiful part of the world. Located just two minutes to the jetty and the boat ramp, you'll find that fishing, boating, diving and jet skiing will be the order of the day. And convenience here too, with local amenities and the RSL a short drive away, and the regional hub of Sorell is 20 minutes from home. Head further south to discover wineries and distilleries and explore the rich dramatic history and raw natural beauty of the Tasman Peninsula. So don't hesitate, as this enticing opportunity in a postcard perfect location won't last long. Call today to arrange your private inspection.

- Prime position with water views, endless options and gated rear access to water's edge
- Existing 3 bedroom property with huge open plan kitchen/living
- Renovate and remodel, remove and rebuild or rent out for immediate returns
- 2 minute drive to jetty and boat ramp, 5 minutes to local amenities

\*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.