

**9/57 Sandy Bay Road, Battery Point, Tas 7004**



**Sold Townhouse**

Tuesday, 15 August 2023

9/57 Sandy Bay Road, Battery Point, Tas 7004

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 112 m2**

**Type: Townhouse**

**\$995,000**

Renovated to an impeccable standard, ensuring that everything is of the highest quality and desirably located in a quiet and established complex of modern townhouses, this light filled and spacious home is well positioned to offer relaxed city fringe living. Set across two levels, the ground floor is dedicated to living and entertaining with generously proportioned open plan kitchen, dining and living room. The kitchen is modern and well-equipped, and glass sliders at either end of the living room open onto the sheltered entry courtyard and private back courtyard with storage shed, creating seamless indoor/outdoor living and further extending the available space to host family and friends. A powder room and under stair storage completes the floorplan on this level. The staircase to the upper storey reveals the private master suite with built in robes and stunning ensuite bathroom with freestanding tub. A second double bedroom with built in robes is serviced by a central bathroom with European laundry facilities, and a study nook maximises space on the landing. A combination of electric panel heaters, reverse cycle air conditioning and double glazing throughout ensures year round comfort and undercover parking for two vehicles is a valuable addition. Enjoy close proximity to local cafes, bars, galleries and restaurants with Salamanca, Hobart's Waterfront, historic Battery Point and Hobart's CBD just a short stroll away. Everything you could want or need is right on the doorstep, making this a rare opportunity to buy into this tightly held complex and secure an enviable lifestyle and address.