

9 Higgins Street, Beechford, Tas 7252



Sold House

Tuesday, 19 December 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



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\$388,000

Are you looking for a coastal getaway or perhaps seeking a more permanent lifestyle change? If so, this property in the relaxed coastal township of Beechford may be just what you have been looking for. The main dwelling has two bedrooms (both with built-ins) and has been updated to a conventional standard providing comfortable, modern living for its occupants, yet still maintaining that beachside shack, cozy feel, with its open plan design, original timber flooring, and the addition of a wood heater. A reverse cycle air-con/heater has also been fitted for convenience, giving a choice of heating when the nights start to cool off. A third bedroom or possible studio just a few metres from the house is ideal for those times when friends are staying or perhaps for a teenager looking for their own space. A huge deck between the main dwelling and studio provides a great outdoor area to entertain or just sit, relax, and let your senses take in the ambiance of your coastal surrounds. All the infrastructure (including a 7.8 x 3.4 metre colourbond garage) is set to the rear of this very generous 1012m² block leaving a huge front yard for the children to entertain themselves. Due to the location of this property, it would also make a very lucrative B & B (STCA) providing a passive income and attractive investment for its owners. Beechford is made up of a mixture of holiday shacks and permanent residents and is starting to become quite popular due to its stress-free lifestyle. There is a great community atmosphere with the Friday arvo hub get-togethers being a popular spot for locals to catch up over a beer/ wine and a chat. Located just a couple of minute's walk across the Curries River footbridge to the beautiful blue waters and soft sands of Beechford beach and a short 15-minute drive to George Town and all its amenities (including the newly opened mountain bike trails), this property really does tick a lot of boxes. The city of Launceston is only a 45-minute drive away and its airport is just 60 minutes away. Chattels include: Ultimate wood heater, Westinghouse cooktop, Westinghouse oven, Westinghouse rangehood, Daikin reverse cycle air conditioner, NBN, 1575L plastic water tank, 20,000L poly water tank, Orange water pump. For further details on this property contact Andrew Michieletto or Melissa Bennett at Harcourts East Tamar. 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.