

**9 Ross Lane, Beauty Point, Tas 7270**

**Sold House**

Tuesday, 17 October 2023

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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1040 m2**

**Type: House**



Anita Giles

0363326433

**\$460,000**

Perched in an elevated position, this distinctive property offers breathtaking, uninterrupted views of the Beauty Point marina. The true value and delight of this place is the panoramic vista, with the river and hills on the horizon presenting an ever-changing backdrop, on display every single day. Constructed in 2001 and situated on a generous plot of 1,040m<sup>2</sup> this property is tucked away at the end of a tranquil lane, providing added seclusion and serenity. Its design bears resemblance to a barn style home, ensuring easy maintenance with its external aluminum cladding and aluminum windows. Additionally, the 8 solar panels on the roof translate to ongoing energy savings. The ground floor offers a cozy living space, featuring a kitchen and dining area adorned with beautiful slate floors and blackwood cabinetry. Flowing seamlessly from this area is a surprisingly spacious living zone, with sliding door access to the front veranda. The first floor is entirely dedicated to providing a true bedroom retreat experience, complete with extraordinary views, lofty ceilings, an ensuite, a walk-in robe, and timber look floorboards. The space is ample enough to accommodate a sitting area or ample work-from-home zone, complete with incredible water views. The pièce de résistance is the balcony, where you can completely immerse yourself in the visual panorama. Whether it's savoring your morning coffee while watching the sunrise over the Tamar River or enjoying a good book at any time of day, this spot offers the perfect vantage point. You'll be kept comfortable year-round thanks to the charming freestanding wood heater and the reverse cycle heat pump. The separate double garage provides ample space for tinkering or storing vehicles and watercraft, with additional room for off-street parking. The property presents an excellent opportunity for those in search of a weekend getaway, a compact home, or an investment property. All in all, this property offers tremendous value and potential. Embrace a slower pace of life in this charming dwelling.