

9 Wateredge Court, Lauderdale, Tas 7021



House For Sale

Monday, 15 April 2024

9 Wateredge Court, Lauderdale, Tas 7021

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1015 m2

Type: House



David McLeod
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Daniel ten Broeke
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Offers in the Mid \$800,000's

This wonderful family residence provides easy access for all, including wheelchair accessibility on the ground level. Boasting three spacious bedrooms, two bathrooms - one specially adapted for wheelchair use, dual living areas, and a roomy kitchen with a convenient walk-in pantry. Situated within walking distance to Lauderdale Beach and a brief commute to nearby shops and schools. The open concept living space offers a cozy atmosphere for relaxation, while the timber kitchen features ample storage, including a sizable walk-in pantry, and built in appliances. A large breakfast bar offers plenty of seating, with space for an additional dining table if desired. Adjacent to the kitchen is a sizable study area, suitable for formal dining, a children's playroom, or a home office. Continuing from the study is a second formal living area featuring a wood heater. Accommodations comprise three generous bedrooms, with the master bedroom boasting a walk-in robe and ensuite, while the additional bedrooms feature built-in robes. The main bathroom has been tastefully renovated and adapted for wheelchair accessibility. Additionally, the laundry is separate, roomy, and provides direct access to the rear yard. The expansive, level, and completely enclosed backyard features a sizable shed, ideal for storing gardening equipment, acting as a workshop, or creating a private retreat space. An outdoor entertainment area paved for enjoyment of sunny days is also present. Additionally, the home features a single-car garage with roller doors at each end, allowing access to the rear yard and internal access to the home. Further parking space is available at the front for vehicles, trailers, caravans, or boats. Situated in a tranquil street in the picturesque Lauderdale beachside area, just a short walk away lies the stunning sands of Lauderdale Beach. Nearby amenities include local shops, restaurants, and schools, with essential amenities available at Glebe Hill Village, just a short drive away and a 25-minute commute to the Hobart CBD.

- Family residence with wheelchair accessibility on ground level
- Open concept living space with reverse cycle air conditioner
- Timber kitchen with ample storage and walk in pantry
- Large breakfast bar with ample seating and space for a dining table
- Sizable study area adjacent to kitchen
- Second formal living area with wood heater
- Master bedroom with walk-in robe and ensuite
- Additional bedrooms with built-in robes
- Tastefully renovated main bathroom for wheelchair accessibility
- Separate, spacious laundry with direct yard access
- Expansive, level, enclosed backyard with sizable shed
- Sundrenched outdoor entertainment area
- Single-car garage with roller doors for rear yard access
- Additional parking space for vehicles, trailers, etc.
- Close to local shops, restaurants, and schools
- Essential amenities available at Glebe Hill Village
- Water rates approx. \$1,100pa
- Council rates approx. \$1,870pa