

# 95 Balook Street, Lauderdale, Tas 7021



## House For Sale

Friday, 19 January 2024

95 Balook Street, Lauderdale, Tas 7021

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 668 m2**

**Type: House**



John Crane

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## Offers over \$925,000

95 Balook Street Family Lifestyle Opportunity Calling all the families who have been searching for the perfect lifestyle change property. Well, look no further than 95 Balook Street, Lauderdale. This spacious home is literally 1 minute from the gorgeous Lauderdale beach. Offering a generously renovated kitchen and a new family bathroom and 4 comfortable bedrooms upstairs, a spacious dining area, and a lounge with a Daikin Heat pump & an in-built wood heater. With new carpet throughout and views of Lauderdale Bay these zones are filled with light and have a lux beachside feel inviting you to enjoy the space and kick back and relax. There is access to a private sun deck from the kitchen and the backyard is fully fenced and catches heaps of afternoon sun, the perfect place to grow the household veggies. Downstairs there is a separate Study/studio and a large rumpus room, the perfect space for a home theatre or games room. However one of the major bonuses to this flexible home is a versatile semi-self-contained bedsit with separate access, including a kitchen and separate shower and toilet, and renovated laundry, this space offers an opportunity for family and friends to come and stay and have their own space, although with a few tweaks this area could be a private rental, there are several options & opportunities to explore here. Also on the lower level is a large double garage and workshop with 3-phase power and plenty of storage. Room to park up to 4 vehicles, so there is plenty of room for a boat, caravan, or trailer.

- Spacious lounge with water views
- New kitchen and bathrooms
- New carpet throughout
- Brilliant Lauderdale location
- Flexible family home offering a beach-side lifestyle
- Generous separate Rumpus or games room
- Semi Self-contained bedsit with amenities
- Workshop & Double Garage with remote-controlled doors
- Close to grocers, butchers, cafes, restaurants parks, and bike tracks
- Within walking distance to the Lauderdale Primary School
- On the bus route
- 30 minutes to Hobart CBD
- 15 minutes to Hobart Airport

95 Balook Street offers a brilliant opportunity to purchase an outstanding and rare property in an exceptional location, not to be missed, call John Crane to book your private inspection today offer over \$925,000. Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.