

10 Charlotte Cove Rd, Charlotte Cove, TAS, 7112



Leased House

Tuesday, 8 October 2024

10 Charlotte Cove Rd, Charlotte Cove, TAS, 7112

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

Coastal Lifestyle - Water Views - Modern Finish

This beautiful three bedroom home is nestled in a picturesque location, with stunning views of the coast and water, both north and south. The boat ramp is just metres down the road, and the beach of Verona Sands can be reached by walking a scenic coastal bush track. With activities such as swimming, kayaking and boating all being so close to home, this property offers an incredible lifestyle opportunity.

The open plan living area is located on the upper level, with large windows capturing the sunlight and expansive views. A deck beckons through sliding doors - which is a wonderful spot to sit and enjoy sunny days and the native surrounds. The kitchen has good storage levels, with an island bench and breakfast bar. The cooker includes electric oven and gas cooktop, with a dishwasher also adding to the convenience of the space.

The space is kept comfortable with floor mount heat pump / reverse cycle air conditioner - and the bedrooms have also been well considered, each with its own wall mount unit installed for improved comfort. The bedrooms are an excellent size, each offering built in wardrobes. The main bedroom has access to a sitting space on a separate deck, and the two rear bedrooms enjoy water views.

The family bathroom includes the laundry, with shower and vanity unit. The toilet is located separately. Storage is well considered, with a linen cupboard in hall, walk in cupboard off bathroom, and an enclosed storage space beneath the house. The garage includes space for a single vehicle, but also serves well as a workshop or artists space - having excellent natural light and water views, as well as built in work benches at the rear. The gardens consist of native plantings, and are generally low in care needs. There are two pear trees and an establishing apple tree at the rear of the property, as well as a position for keeping chickens. Pets are being considered on a case by case basis.

From the property, it is about 15 minutes to Cygnet, or an hour to Hobart. The property has tank water and is connected to fixed wireless NBN. The property has a wastewater system, which a plumber will visit to service on a quarterly basis. Rubbish collection is not provided at the property, but there is a community group that can assist with removal of smaller amounts of rubbish (details can be provided). A gardener may visit the property on a monthly basis to assist with leaf management within gutters, and to complete any required pruning tasks.

The property is being offered with a 12 month lease, and it should be possible to renew at expiry. It is anticipated the property will be available towards mid November.

Please do not hesitate to get in touch to arrange a viewing - we look forward to showing you through.