

**12 Bambra Street, Lauderdale, TAS, 7021**



**House For Sale**

Wednesday, 14 August 2024

12 Bambra Street, Lauderdale, TAS, 7021

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## Your Coastal Lifestyle Awaits

Imagine waking up to the gentle sound of waves, with the pristine Lauderdale beach just a short stroll from your doorstep. Nestled in a prime location, 12 Bambra Street offers the quintessential coastal lifestyle, blending the charm of a 1953 weatherboard home with modern conveniences and a relaxed beachside ambiance. Once you step inside off the entrance, you're welcomed by a light-filled separate lounge room that invites you to unwind. The main house features a practical and inviting layout, with three comfortable bedrooms, all equipped with built-in wardrobes, and a centrally located bathroom easily accessible from the hallway.

The heart of the home is the expansive kitchen and dining area, where you can enjoy meals while overlooking the serene backyard through the adjoining sunroom. This sunroom extends to a functional laundry area, a second shower, and an additional separate toilet, ensuring convenience for family and guests alike. Designed for year-round comfort, the home features reverse cycle air conditioning and a free-standing wood heater, making it a cosy retreat no matter the season. The generous natural light that floods the home enhances the sense of space and warmth, making every corner of this house feel like a sanctuary.

In addition to the main residence, the property includes a large separate garage with an automatic roller door, offering both convenience and security. A fully equipped separate studio also sits on the property, complete with its own kitchen, lounge, dining area, bedroom with built-in storage, and a combined bathroom and laundry. This studio provides the perfect space for guests, extended family, or even as a potential rental opportunity. Set on a generous level block, the property is not only close to the beach but also near public transport, schools, and shopping. Sustainability is a key feature here, with a rainwater tank installed for landscaping irrigation and solar panel systems to help reduce your environmental footprint.

12 Bambra Street offers a rare opportunity to embrace the ultimate beachside lifestyle. Whether you're hosting family barbecues in the spacious backyard, enjoying a morning swim, or simply soaking in the stunning evening sunsets, this home is more than just a place to live-it's a lifestyle. Don't miss your chance to make this coastal sanctuary your own.

### Key Features:

- Prime location: Just seconds from the beautiful Lauderdale beach.
- Spacious living: Three bedrooms with built-in wardrobes and a large lounge room.
- Modern convenience: Reverse cycle air conditioning and a free-standing wood heater.
- Separate studio: Fully equipped with its kitchen, lounge, dining area, bedroom, and bathroom.
- Sustainability features: Solar panels and a rainwater tank for irrigation.
- Ample storage and parking: Large separate garage with automatic roller door.
- Close to amenities: Near public transport, schools, and shopping.
- Generous level block: Approximately 673 m<sup>2</sup> of land offering plenty of outdoor space.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.