

2 Sands Ct, Clarendon Vale, TAS, 7019



House For Sale

Thursday, 24 October 2024

2 Sands Ct, Clarendon Vale, TAS, 7019

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

Room to Build, Extend or Play!

Presenting a great development opportunity (STCA).

Situated in a quiet, attractive cul-de-sac, where the neighbors take pride in their homes, 2 Sands Court lends itself brilliantly to a new build at the back of the existing house. The large land size of 816m² and wide driveway access on both sides make this a very strong possibility, with council approval previously been granted for a 3 bedroom unit to be constructed in the rear of the property.

You might prefer to extend with an entertainment area for bbqs, build a huge shed, or leave as is, with enough room for backyard cricket!

A flat expanse of green, well-kept lawn greets you at the front of this low-maintenance property. The existing driveway on the right leads to a fully-fenced flat backyard - perfect for a new build or access for a car enthusiast. A couple of mature trees and garden beds dotted here and there add to the street appeal.

The 1977 brick home has been beautifully renovated and upgraded within the last two years. New, soft charcoal grey carpets, white walls, curtains and dual roller blinds have given this residence a contemporary lift.

The kitchen has quality new appliances, including a dishwasher, induction hotplates, oven and canopy rangehood. The laminate countertop has the appearance of stone, set beautifully against white soft-close cabinetry with black handles, black double square sink and grey subway tiles providing an attractive splashback.

The living zone is of generous proportions, open plan and heated by a Daikin reverse-cycle air conditioner.

The bathroom has been re-done with a beautifully marbled tile. The shower comes with a recessed shelf and dual shower heads, including a rainwater fitting, again in striking black. The new vanity completes the look. The toilet is separate, as is the laundry which flows off the kitchen and to the back door.

A covered porch at the front leads the way to an entrance hall. Three bedrooms (two double with built-ins and one single) flow off a hallway to the right, and linen cupboards provide good storage.

Window screens are already installed along with an updated switchboard.

Being within 20 minutes from the CBD, only five minutes to the new Glebe Hill Shopping Complex and on a bus route, Clarendon Vale has recently seen growth with new builds and a growing variety of services nearby.

Don't let this opportunity slip through your fingers.

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

All timeframes and dimensions are approximates only.