

**24 Ada St, Triabunna, TAS, 7190**



**House For Sale**

Tuesday, 1 October 2024

24 Ada St, Triabunna, TAS, 7190

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ben Vance

0362209100

## Renovated coastal gem with water views

Nestled in the beautiful coastal town of Triabunna, this charming 1969 weatherboard home offers the perfect combination of classic character features together with a fresh colour palette and new carpets. Sitting on a large 1100m<sup>2</sup> gently sloping block with a beautiful, elevated position that offers all day sun and water views overlooking Spring Bay.

The expansive living area together with the timber deck combine a seamless blend of indoor and outdoor living that offers lots of comfort for relaxing and entertaining. There is a wood fire to create the perfect ambiance during winter, and a reverse cycle heat pump that provides all-year-round convenience.

A renovated kitchen is well appointed and provides lots of bench and storage space with upgraded appliances that provide modern comforts.

Comprising of three generous bedrooms, it provides suitable space for a young family, a couple, or those looking to downsize without sacrificing comfort. The homes single freshly painted bathroom features both a fitted bath and separate standing shower ensuring functionality and ease of living.

The large corner block provides dual access which makes it ideal to secure a boat, trailer or caravan if needed, with lots of additional room for a larger shed (STCA). There is an existing shed with a roller door, along with two smaller garden sheds. The gardens are easy care and feature a few shrubs and fruit trees, providing a blank canvass for the new owner.

Triabunna is lovely small coastal town known for its agriculture and growing tourism, and it offers the perfect playground for recreational fishing and sightseeing. Maria Island provides the perfect backdrop with lots of bushwalking options for the avid explorer. All of this is located within a one hour's drive from Hobart.

Council Rates: \$1,630.00 per annum (approx.)

Water Rates: \$1,000.00 per annum (approx.)

Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is intended as advice, and such as cannot be taken as absolute fact. Any and all imagery displaying outlines, measurements or locations are approximate for marketing purposes only. Please refer to the title documents supplied. Accordingly, all interested parties should make their own enquiries to verify this information.