

**39 Garnett St, Blackmans Bay, TAS, 7052**



**House For Sale**

Friday, 30 August 2024

39 Garnett St, Blackmans Bay, TAS, 7052

**Bedrooms: 4**

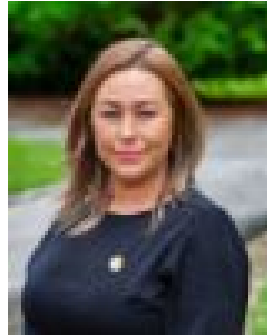
**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Simon Parsons  
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## Beautifully Presented Family Home with Dual Living Potential

Welcome to 39 Garnett Street, Blackmans Bay—a beautifully renovated 4-bedroom, 2-bathroom home offering the perfect blend of style, space, and versatility. Situated on a generous 622m<sup>2</sup> block in a prime location, this property is ideal for families needing extra living space or investors seeking a high-return, low-maintenance opportunity.

Originally built in 1971 and tastefully updated circa 2017, this near level, easy access home boasts a main kitchen with modern stainless steel appliances, including Bosch dishwasher and oven as well as a spacious walk-in pantry. The open-plan living areas are highlighted by timber flooring, while the bedrooms provide a cozy, carpeted retreat. Each of the four bedrooms features built-in robes, offering ample storage and convenience. This area of the home is kept comfortable all year round via the reverse cycle air conditioning unit.

A standout feature of this property is the self-contained unit, which includes a bedroom, bathroom, kitchen, living area, its own reverse cycle air conditioning unit and Euro-style laundry. This flexible space can be seamlessly integrated into the main home or separated for independent living—perfect for multi-generational families, AirBnB, or long-term rental opportunities (STCA).

Outside in the low maintenance yard, enjoy the undercover entertainment deck, ideal for year-round gatherings, or take in the all day sun in the courtyard, perfect for a fire pit or a quiet, sunny oasis. The property also includes a 6x6 garage with a remote roller door, providing secure parking and additional storage as well as ample off street parking suitable boats, caravans or simply multiple cars.

Conveniently located just a short walk from Blackmans Bay beach, local shops, restaurants, schools, and with a bus stop within 50 meters of the front door, this property is as practical as it is appealing. With a proven rental history of over \$1,000 per week and rates approximately \$2,500 per annum, this is an exceptional opportunity to invest in one of Tasmania's most sought-after suburbs.

- Dual living option offering 3 bedrooms, 1 bathroom home plus a 1 bedroom, 1 bathroom unit
- Renovations completed circa 2017
- 2 x bathrooms, 2 x kitchens, 2x living, 2 x reverse cycle air conditioning units
- 6mx6m remote access garage
- Low maintenance yard including exposed aggregate driveway, paths and courtyard
- Proven rental return in excess of \$1,000 PW
- Rates are approximately \$2,500 PA

Don't miss out on this beautifully presented family home. Contact Simon or Taya today to arrange an inspection.

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.