

43 Myrica Street, Primrose Sands, Tas 7173



House For Sale

Saturday, 29 June 2024

43 Myrica Street, Primrose Sands, Tas 7173

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 575 m2

Type: House



Tony Dion

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Anita Fitze

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\$425,000 - \$465,000

Ready to move into and in a sunny leafy location set back just moments from the beach and close to the shops and parks, this home is just perfect if you are looking for a beach-side location and be able to easily walk everywhere. The photos here in the ad are great, but wait till you get here! No stamp duty applies to first home buyers and the pensioner downsizer concession has been extended. Whether you are an investor, first home buyer, downsizer or looking for the perfect holiday home, the silver bullet here is the property's liveability and ability to get around easily on foot to everything, the water views inside and potential for minor cost effective improvements that could lift this property significantly. Set in quiet location in a lovely neighbourhood, you will enjoy impressive water and tree top 180 degree views through the generous glazing in the light filled living room, and with plenty of storage including heaps under the house as well as gate access to the rear yard directly to the shops, park and skate park - you can't go wrong here. With a spacious rear yard, there is a shed and an addition undercover area just perfect for all types of weather or storing those valuables. Property Features-- Great sized windows to allow natural light to flood through- Sheds- Spacious backyard and spacious utility area for indoor/outdoor entertaining- Coastal flow, sunlit interior, and North facing- Situated close to the beach and shops There are many possibilities with this property to make your own in the beautiful location where you can bask in a private setting with plenty of bird life and hear the waves crashing. Just 45 minutes to the vibrant Hobart CBD and 30 minutes to the Hobart International Airport. All local amenities are close by, and you will find everything you require for today's living requirements. About Primrose Sands Swimming, boating, surfing, fishing, walking...all on offer in this beautiful coastal village right at your fingertips. Primrose Sands is well serviced by a local coffee van, takeaway and general store, RSL, and presents an enviable lifestyle that has beaches and lifestyle positioned within a commutable distance to Hobart. The township of Sorell is a mere 20 minutes away, where you'll find everything you need for modern living. About Hobart: With over \$28 billion worth of infrastructure projects in the pipeline over the next decade in Tasmania plus many other projects, Hobart remains a solid city to be investing in. Tasmania is known for its pro-environmental stance, and in 2020, achieved 100% renewable energy status thanks to a combination of hydroelectricity, wind, and solar energy sources. 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.