

# 491 Churchill Avenue, Sandy Bay, Tas 7005

## House For Rent

Wednesday, 19 June 2024

491 Churchill Avenue, Sandy Bay, Tas 7005

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 164 m2**

**Type: House**



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**\$715.00 per week**

Open the door and the quality is evident with this impressively transformed residence with attention to detail and versatility. Located along popular Churchill Avenue the house is ideally positioned with sweeping views from the Tasman Bridge and Eastern Shore. Accommodation is set over 2 levels offering 3 bedrooms, two with built in robes plus a versatile fourth bedroom with parents retreat, home office or great guest accommodation with separate access. The spacious open plan living room shared with the dining room has lovely honey colored TAS Oak floorboards that light up the home. Both bathrooms are renovated with the main bathroom upstairs includes separate shower and bath. The highlight of the home is the kitchen with no expenses spared. Quality fixtures and fittings, Caesarstone bench tops, stainless steel splash back, all quality stainless steel Bosch appliances. Efficient natural gas throughout the home supplies the energy for the cooktop, hot water and heating. The residence has a north easterly aspect attracting an abundance of free natural sunlight and energy. The grounds are easy care set over some 645sqm of verdant garden. The location lends itself to easy access to public transport, lower Sandy Bay shopping village, Nutgrove Beach, dining and entertainment options. The CBD is a short drive ensuring that nothing is ever out of reach! Nearby are quality schools and The University of Tasmania. Available end June, this property has a flexible lease term of anything from 6-12 months. **\*\* IMPORTANT INFO!** This property features both gas and solar panels making this an incredibly cost-effective home to run. While this is not an indication of future tenants costs, the current tenancy is a family of 4 with quarterly combined gas and power bill of less \$250 - around \$20pw!