

5 Bemlena Place, Brighton, Tas 7030



House For Sale

Saturday, 29 June 2024

5 Bemlena Place, Brighton, Tas 7030

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 666 m2

Type: House



Daniel ten Broeke
0408241814



David McLeod
0438443658

\$495,000 - \$545,000

Set back from the road in a quiet cul-de-sac, this inviting family home features three generous bedrooms, an updated family bathroom, and a spacious living, dining, and kitchen area. The property boasts a low maintenance, fully fenced rear yard with direct access to Brighton Primary School. The spacious living area is filled with natural light and equipped with a reverse cycle air conditioner for year-round comfort. The adjoining kitchen is neatly presented, offering ample storage space and a breakfast bar for additional seating. This seamlessly flows into the expansive dining area, which opens to a private, covered outdoor entertaining space—perfect for hosting family and friends. Accommodation includes three generous bedrooms, all with built-in robes. The spacious, updated family bathroom features a walk in shower, vanity, and a separate WC. The separate laundry offers ample storage and direct access outside. The yard is flat, low-maintenance, and fully fenced at the rear, featuring a large double garage ideal for a mancave or workshop and offering additional off-street parking. A rear gate provides immediate access to Brighton Primary School. Conveniently located near parks, sports amenities, and public transport, this home is just a 30-minute commute to Hobart CBD, where you'll find everything you need. For convenience closer to home, local shops, cafes, restaurants, and medical facilities are just a short drive away.

- Quiet cul-de-sac, set back from the road
- Light-filled living area with reverse cycle air conditioner
- Neat kitchen with ample storage space and a breakfast bar
- Expansive dining area opening to covered outdoor entertaining area
- Three generous bedrooms with built-in robes
- Updated family bathroom with shower, vanity, and separate WC
- Separate laundry with ample storage and outdoor access
- Low-maintenance, fully fenced rear yard
- Large double garage suitable for a mancave or workshop
- Additional off-street parking for multiple vehicles
- Walking distance to Brighton Primary School
- Recently installed 8kW solar system
- Close to parks, sports amenities, and public transport
- Short drive to local shops, cafes, restaurants, and medical facilities
- 30-minute commute to Hobart CBD
- Water rates approx. \$780pa
- Council rates approx. \$1,250pa
- Rent appraisal \$470 - \$520pw