

**50 Surf Road, Seven Mile Beach, TAS, 7170**



**House For Sale**

Wednesday, 25 September 2024

50 Surf Road, Seven Mile Beach, TAS, 7170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## **Enviably beachside lifestyle with coveted privacy**

An enviable lifestyle awaits with this perfectly positioned property occupying a prime location in a suburb that holds the true coastal feel of a beachside community. Surf Road sits directly alongside the beautiful Seven Mile Beach and this property enjoys coveted privacy with spacious, landscaped gardens on an 845sqm allotment. Meticulously maintained and presented the home offers level living with four bedrooms, two bathrooms, and several living areas with fantastic indoor/outdoor flow and scope for further extension or even an additional level (STCA).

The property has character and seclusion evident from the moment you enter through the double front door. The centre of the home is the kitchen which has ample cabinetry and workspace with an island bar and sizeable pantry. There is room for a large dining table adjacent or the space could be utilised as a living zone with double sliding doors leading to the undercover courtyard perfect for entertaining and alfresco dining. The living room also benefits from sliding doors onto the courtyard and a further room could be utilised as an office/study or playroom.

The master bedroom has built-in robes and a spacious, stylish ensuite complete with a spa bath. There are three further bedrooms and a central bathroom with a bathtub, shower, vanity, and separate WC. The laundry has good storage and direct access to the rear gardens. The bedrooms all have white plantation shutters and there is floor heating throughout together with a reverse cycle heat pump to keep the whole area ambient year-round.

The undercover paved courtyard is a contained, fully protected space that can be enjoyed year-round which opens onto rolling grass and a productive vegetable garden space with raised beds, fruit trees, and a garden shed. There is another separate fenced zone with further garden beds which would also be ideal for younger children or furry friends. The grounds are immaculate with mature plantings and the green thumb will be delighted as will the purchaser who is happy to just enjoy the many years of hard work already invested. There is an impressive garage with a workshop area and fitted shelving. There is plenty of scope to park 4+ cars with ease or a caravan, boat, or trailer.

Royal Hobart Golf Club, Llanherne Golf Club, Tasmania Gold Club and another course under construction in Seven Mile Beach make it a mecca location for the golf enthusiast. Club Wyndham and The Seven Mile Beach shop are a stroll in either direction and nearby Lauderdale provides shops, services, cafes, and restaurants. The commute to the Hobart CBD is around 20 minutes and The Hobart Airport is just 5 minutes away. Enjoy walking trails, meander through the extensive pine forest, and of course, the stunning beach rated as one of Tasmania's finest. A wonderful community, a privileged lifestyle, and a fantastic property - life is always better 'at the beach'.

Council rates approx. \$2300pa

Water rates approx. \$400pa + usage

Rental appraisal. \$700 - \$730pw

\*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.