

**9 Lockleys Road, Adventure Bay, TAS, 7150**



**House For Sale**

Thursday, 24 October 2024

9 Lockleys Road, Adventure Bay, TAS, 7150

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**



Gary Reeves

## Stunning Bruny Island Opportunity

Welcome to 9 Lockleys Road, Adventure Bay (Bruny Island).

This architect-designed, 3-bedroom, 2-bathroom home was completed in 2019.

Upon entering the home via the breeze-through, is an open plan kitchen/dining/living, featuring a cathedral ceiling with highlight windows capturing morning and all-day sunshine.

The kitchen includes a large breakfast bar, pot drawers, pantry, oven, hotplates, rangehood and dishwasher.

Bedrooms 2 and 3 are both doubles, carpeted and with built-in wardrobes, and are separated by the 2nd bathroom, which includes large shower, wc, vanity, shaving cabinet and tastic.

Access from the kitchen is from double sliding doors to a large deck – ideal for entertaining. OFF the living room is the master bedroom with a large built-in robe, and ensuite – wc, vanity, shaving cabinet, and walk-in shower.

The separate, stand-alone studio apartment, whilst conjoined to the new build, has its own entry/exit and has a solid Airbnb rental return.

When entering through the atrium (with 3 skylights), there is a large bathroom/laundry including wc, shower, vanity, laundry trough and storage cupboard.

The open plan studio includes a kitchen with hotplates and rangehood plus dining and living space, and a sliding door onto the verandah. The bedroom is off the living area.

The double, Colorbond garage is 6m x 6m with space for tools and storage and houses 2 pumps for tank water to the main home and a bore providing unlimited water for lawns and gardens. There is a 2nd 14,000-litre water tank which services the B&B studio. A rear deck is enjoyed by guests, overlooking a beautifully presented, netted vegetable garden plus established flower gardens and fruit trees which surround the home.

Situated on a large block of approximately 1150m<sup>2</sup>, this home offers an opportunity for family living with an option of Airbnb income. You are within walking distance to the Adventure Bay store, bowls and community club, beach and boat ramp.

Contact Gary Reeves, Property Agent at Nest Property, for your private inspection.

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