

95 Channel Hwy, Tarooma, TAS, 7053



House For Sale

Friday, 30 August 2024

95 Channel Hwy, Tarooma, TAS, 7053

Bedrooms: 1

Bathrooms: 1

Parkings: 4

Type: House



Colin Miller
0417246760

Charming Taroona Treasure

Within a private, leafy, elevated setting you will be utterly charmed by this bright, sunny, warm and spacious one bedroom house, with water views and big garden.

Set well off the road, you will feel encircled in serene privacy every time you return home from a busy day of hustle and bustle.

You will be surprised by how roomy the home feels with its clever floorplan. The kitchen has plenty of bench space, the bathroom has dual access making for ensuite style convenience, and the space-saving laundry is tucked away neatly.

Rooms are exactly where they ought to be with good sizes for the kitchen, dining, and lounge where views of the River Derwent can be taken in, and where your furnishings will compliment the beautiful, warming richness of the Tasmanian Oak floorboards.

The king-sized bedroom enjoys the opulence of a walk-in wardrobe and as previously mentioned, direct access to the bathroom.

Unwind with a good book and soak up the birdsong, warming sun, and enjoy views of the iconic River Derwent from the peaceful, ever so quiet and tranquil landscaped grounds. Here there is loads of private space (approximately 781m²) where you can further develop the already productive edible and ornamental garden, or else consider erecting a teenage retreat or granny flat on the same title (STCA).

There's a small car garage underneath the house with lots of additional dry storage area for a workshop. Here you can easily access the new plumbing and wiring and add your own under floor insulation should you wish. The driveway itself also provides room to park three more vehicles.

There are beautiful bush and coastal trails nearby, as well as relaxed beaches, sports ovals and the immensely popular Taroona High and Primary schools. Its location is within 15 minutes' drive to the CBD, private schools, and 6kms to everything that prestigious and vibrant Sandy Bay has to offer - adding to the unbeatable convenience this property delivers.

If you are looking for a great little property, in a fantastic location to simply relax and enjoy living, this one is for you. You would be hard pressed to find such value elsewhere in Taroona, so call today to register your interest.

Council Rates: \$2,072.00 per annum (approx.)

Water Rates: \$1,148.00 per annum (approx.)

Rental Appraisal: \$420 - \$450 per week (approx.)

Land size: Approximately 781m²

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