

# 16 Garrett Street, Beauty Point, Tas 7270



## Unit For Sale

Wednesday, 10 July 2024

16 Garrett Street, Beauty Point, Tas 7270

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 99 m2**

**Type: Unit**



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**\$335,000 - \$365,000**

Nestled in the picturesque riverside town of Beauty Point, this delightful 2-bedroom, 1-bathroom brick unit offers a perfect blend of comfort, convenience, and charm. Built in 1994 on a 548sqm allotment, this property is ideal for first home buyers, investors, or those looking to downsize. Property Features: • Tas Oak Kitchen: The well-appointed Tas Oak kitchen is integrated into an L-Shape open-plan kitchen, dining and living area, creating a warm and inviting space for cooking and entertaining. • Spacious Bedrooms: Both good-sized bedrooms come with built-in wardrobes, providing ample storage space. • Bathroom: The bathroom features both a bath and a walk-in shower, offering convenience and comfort. • Heating and Cooling: Stay cosy during cooler nights with the Panasonic reverse cycle heat pump, ensuring year-round comfort. • Natural Light: Large windows throughout the unit allow for an abundance of natural sunlight, creating a bright and welcoming atmosphere. • Ample Parking: The property includes a 1-car carport and an additional off-street parking space, providing ample room for vehicles. • Outdoor Space: The 548 square metre allotment offers outdoor space for gardening, relaxation, or entertaining. • Outbuildings: 4.5m x 3m Workshop/Garden Shed and a handy 2m x 1.5 Garden Shed. Location Benefits: • Riverside Charm: Beauty Point is renowned for its scenic riverside beauty and tranquil lifestyle. • Local Attractions: Home to the Australian Maritime College, Platypus House, Seahorse World, and the Port Dalrymple Yacht Club, Beauty Point offers a rich array of attractions and activities. • Convenience: Walking distance to the Tamar River, local cafes, and school/public transport, this property is perfectly situated for ease of access. • Nearby Amenities: A short 10-minute drive takes you to the amenities of Beaconsfield, while a scenic 40-minute commute brings you to Launceston CBD. This charming brick unit in Beauty Point presents a fantastic opportunity for anyone looking to enjoy a relaxed riverside lifestyle with all the comforts of home. Contact us today to arrange a viewing and experience the appeal of this lovely property. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.