

**13/9 Pearsall Avenue, Blackmans Bay, TAS, 7052**



**Villa For Sale**

Sunday, 8 September 2024

13/9 Pearsall Avenue, Blackmans Bay, TAS, 7052

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Warren Lashmar  
0362206999



Mickey White  
0362206999

## **Level access villa, private garden & water views**

Located in the heart of Blackmans Bay, 13/9 Pearsall Avenue offers a prime opportunity to enjoy coastal living with the potential to add your personal touch. Just moments from the beach, local shops, restaurants, and public transport, this home is perfectly positioned to take advantage of everything this vibrant community has to offer.

Featuring water views, level access and off-street parking for two cars, the property is practical and accessible. Inside, you'll find three generously sized bedrooms two of which have built ins and an ensuite off the master. This home offers a comfortable layout with room to grow. The sunroom is an ideal spot for morning coffee or afternoon relaxation, offering a serene space to enjoy the changing scenery throughout the day. The adjoining kitchen provides ample storage and bench space, ideal for both everyday living and entertaining.

While the home is ready to be lived in, there is also plenty of scope for updates to make it your own. Outside, the cottage garden is a true highlight, featuring a lush, private space, filled with a variety of beautiful trees, including established tea trees. The garden shed and large, secure under house area, provides additional storage for tools, equipment and all your bits and pieces. This property also includes a carport, providing undercover parking.

Whether you're a first-home buyer, a downsizer, or looking for an investment with great potential, this home is a fantastic opportunity to create your dream space in a desirable location.