







Riverfront Spectacular

4 1 2 2,064m2

This truly beautiful riverfront home is a rare find in the current market with a spacious room configuration and an outlook that is second to none. 55 Beach Road has a 'wow' factor that needs to be seen to be fully appreciated.

Built in 1935, there is a unique floorplan on offer with four double bedrooms, one bathroom (with separate toilet) and an open plan living area that is the heart of the home. This home features a large wood heater and reverse cycle heat pump, with the convenience and efficiency of a fully insulated ceiling and ducted heat transfer system. This provides year-round comfort. The hot water system is solar powered with electric back up.

An original huon pine kitchen perfectly complements the neutral colour palette throughout, with ample bench space, six-burner gas cook top and a new double electric wall oven. The two front entrances open to a generous undercover terrace, ideal for all season entertaining. The view from here is uninterrupted, everchanging and truly magnificent.

No expense has been spared on the freshly painted interior, luxury wool Berber carpet and quality window furnishings throughout. Every room offers something unique with each window lending a water view or tranquil garden setting. This home boasts magnificent, landscaped gardens, sprawling lawn

Price	SOLD
Property Type	Residential
Property ID	400
Land Area	2,064 m2
Floor Area	172 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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areas, established fruit trees and raised vegetable beds.

The timber shed behind the home has the potential to be converted into an art studio or retreat. A double carport is accessible via Taroona Street, providing the convenience of off-street parking.

This 2064m2 allotment offers much potential. West Tamar Council have indicated that an ancillary dwelling (eg: granny flat) may be built. Due to the size and location of this allotment, further development may be possible in the future (STCA).

A stone's throw away is a 5km Tamar River walk, which leads to Swan Point and Paper Beach. The other direction offers a short stroll to the Gravelly Beach esplanade. 55 Beach Road really is something special and should not be missed.

For buyer convenience a Pre-Purchase Building Report has already been completed so give Rae a call today on 0455 445 300 to find out more.

Annual West Tamar Council rates: $1,416

Annual TasWater rates: $480 (Water Charges Only as on Septic System)

Rental Appraisal: $700 pw approx

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