



1/13 Breteeca Close, PORT SORELL, TAS 7307

A MODERN ENTERTAINER'S DREAM WITH PANORAMIC OUTLOOKS

Positioned to capture sweeping views over the golf course and glittering skyline, Townhouse 1/13 Breteeca Close promises a superb entertainer's lifestyle in a prime seaside enclave. This immaculate home offers an elevated living experience with luxury finishes and thoughtfully designed spaces that make every moment special.

The modern facade welcomes you with striking street appeal and neatly landscaped surrounds. Off-street parking is generous with a large double garage, guest parking, and dedicated space for a caravan or boat – perfect for those with an adventurous spirit or needing extra room for visitors.

On the ground level, you'll find two spacious bedrooms with built-in robes, a stylish family bathroom, and abundant under-stair storage. The double garage provides internal entry and includes a European-style laundry for added practicality.

Upstairs, the light-filled open plan living and dining area flows seamlessly onto a covered deck, designed for year-round entertaining while taking in the panoramic golf course and skyline outlooks. The gourmet kitchen features premium appliances, waterfall benchtops, and a luxe island bench, perfectly suited for casual meals or hosting friends. Completing this level is a tranquil parent's suite with a built-in robe and elegant ensuite bathroom.

Enjoy the ultimate lock-and-leave lifestyle with low-maintenance design and the security

TYPE: For Sale

INTERNET ID: 83P1718

SALE DETAILS

Offers over \$779,000

CONTACT DETAILS

Sales & Rentals

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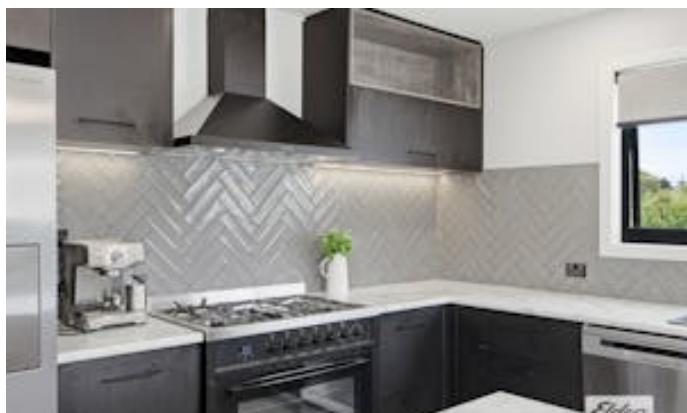
of a boutique complex. This property is ideal for downsizers seeking comfort without compromise, investors looking for a location with strong demand, or anyone wanting a coastal retreat.

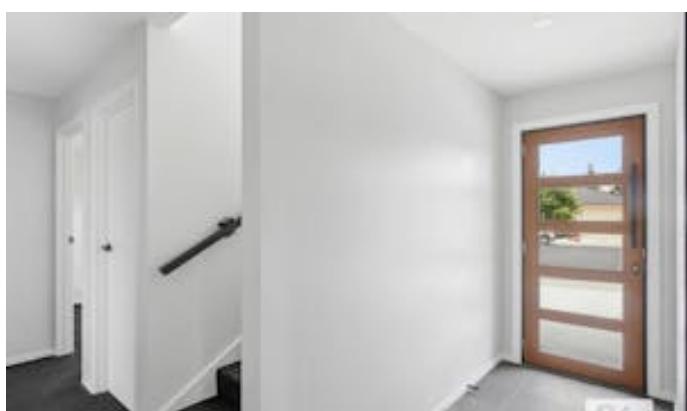
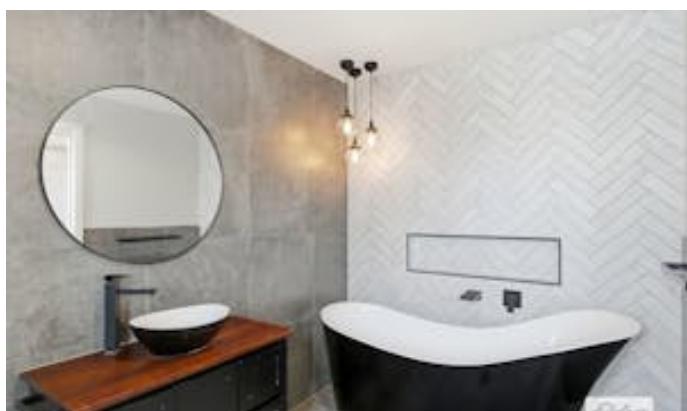
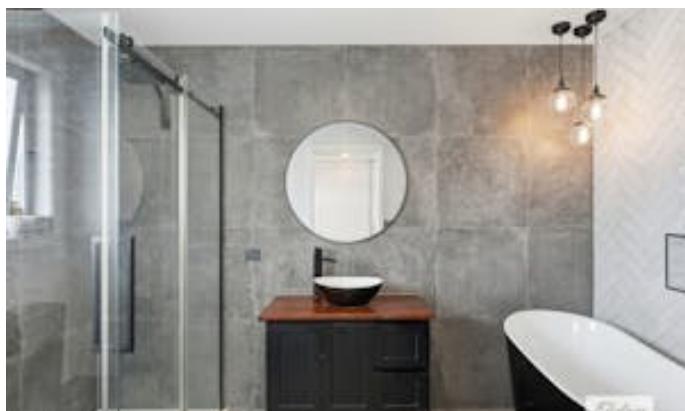
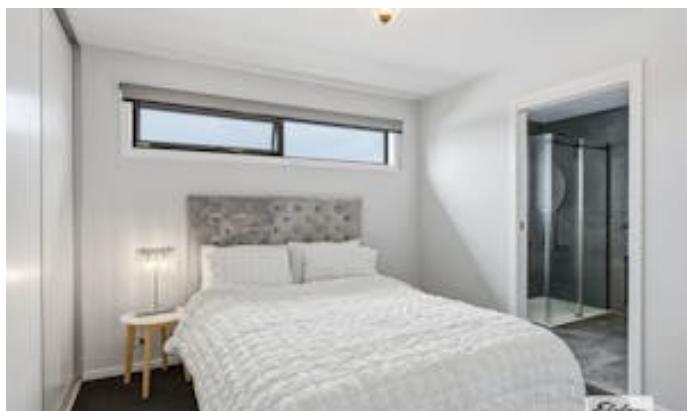
Step outside and you're just a short stroll to local schools, the golf club, shopping, and trendy cafÃ©s. The sparkling seaside is moments away, providing the perfect backdrop for morning walks or relaxing afternoons.

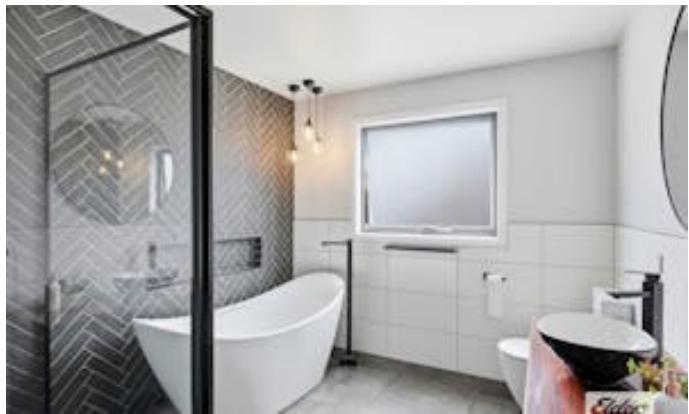
Arrange your inspection today to experience the luxurious, easy-care lifestyle on offer at Townhouse 1/13 Breteeca Close â## where every day feels like a holiday.

Other features: Area Views, Carpeted, Openable Windows, Roller Door Access, Window Treatments

- Land Area 350.00 square metres
- Building Area: 162.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage
- Ensuite











Unit 1/13 Breteeca Close, Port Sorell

This floor plan sketch is to be used as a guide only and is not to scale.
All dimensions listed are approximate.

Total approx floor size: 162 sq m. (Excl. Balcony)