



23 Shearwater Boulevard, SHEARWATER, TAS 7307

Sea change lifestyle with golf panorama

Sitting in the heart of Shearwater and featuring extensive North facing windows, and a thoughtfully proportioned floorplan this residence showcases why it has been tightly held for over thirty years.

Now surplus to the family's needs, the owners have instructed to Auction the property, allowing the next family to embrace this opportunity and make their own wonderful era.

TYPE: Sold

INTERNET ID: R24343387

SALE DETAILS

Offers Over \$749,000

Designed to accommodate and with implicit space, this home with enviable views of the golf course through expansive living areas, is an Entertainer's enchantment.

Four double bedrooms, with the master suite in the upstairs domain featuring views of the golf course, an ensuite with spa bath and walk in robe. The additional three bedrooms are all on the ground level, this area boasted by separate living, opening to the gardens and golf course, also provided is bathroom, laundry, and ample storage.

Imagine relaxing with a glass of Merlot in the open plan living/dining, space for extended family and friends its inviting aura picture perfect. The kitchen has had updated appliances installed in recent years and with ample area to create the culinary delights to please friends.

A convenient barbque area is set amongst tranquil landscaped gardens boasting various plants and a garden shed for storage.

Comprehensively appointed with ducted heating/cooling, this complex property with lock up gates on an extensive allotment has optimum from the moment you step inside.

Sitting in one of the most sought-after areas in Shearwater, a short stroll to local shops, conveniences and on the Golf course fringe, this property is well worth your consideration.

- Auction on site 7th December at 12:00pm
- Expansive windows amplify natural light and Scenic views
- Private north facing courtyard and barbeque area
- Kitchen includes Miele appliances and blackwood benchtops,
- 1920 restored doors throughout.
- Workshop and ample storage under
 - Land Area 987.00 square metres
 - Building Area: 267.00 square metres
 - Bedrooms: 4
 - Bathrooms: 2
 - Double carport
 - Ensuite

CONTACT DETAILS

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23
Shearwater Boulevard

Shearwater

- 4 Bed
- 2 Bath
- 1 Car

Ground Level 100m²
First Level 136m²
Verandah 31.8m²
Total 267.8m²

Disclaimer
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only, not to scale. This floorplan is a sketch,
and all dimensions stated are approximate.
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All room measurements are in
metres.

