



28 Barton Avenue, TRIABUNNA, TAS 7190

Loads of potential

Welcome to 28 Barton Avenue. This well presented 2-bedroom home offers water views over Spring Bay and Triabunna. Built in 1976 this solidly built north facing brick veneer home sits on a large, gentle sloping 2031 m2 block in a private and quiet area.

The living zone features a well-presented kitchen with dining area and a light filled lounge. With sliding doors opening onto an expansive deck with a large remote

TYPE: Sold

INTERNET ID: R24458590

SALE DETAILS

Offers over \$539,000

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powered awning providing shelter from sun and rain when required, it is perfect for those summer days and nights. The lounge/dining kitchen zone is heated by a wood heater and a floor mounted heat pump.

The generous master bedroom features north and west facing windows providing all day sun and WIR's. The two bedrooms are serviced with a contemporary bathroom.

Sitting underneath the house at ground level is a lock up single bay garage with remote controlled door and a generous concrete workshop area providing plenty of workspace, storage and potential for further development.

Key Features

- NE facing with expansive water views
- Wood burning fireplace in the living area
- Generous master bedroom
- New 30 m2 Ekodeck deck off living area with retractable awning
- Lockable garage with workshop
- 2 large rainwater water tanks for irrigation
- Large gentle sloping 2031 m2 block
- Parking under the front deck
- Access along both sides of the house

Outside this property features a large gentle sloping area with raised veggie beds and 2 water tanks providing plenty of water for irrigation with loads of potential for building sheds, workshops or parking for boats, caravans, etc. - STCA.

Set in a desirable quiet position between the seaside playground of Orford and the fishing village of Triabunna this property offers a perfect haven for those looking to enjoy clean coastal living with easy access to shops, post offices, cafes & hotels, medical services, the Triabunna Marina, public boat ramps and more.

All this just 60 minutes from Hobart, 50 minutes to the Hobart International Airport, 45 minutes to Sorrell and within 40 minutes to some of Tassie's great cool climate East Coast wineries and eateries.

This property is sure to attract early interest and is priced accordingly. Call Greg to arrange a private inspection.

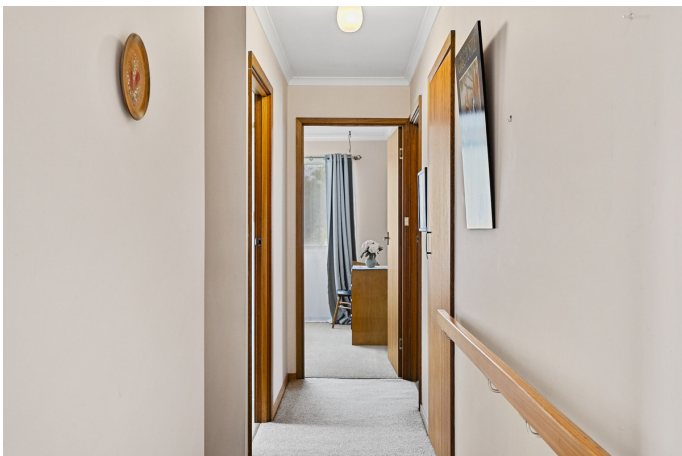
- Land Area 2,031.00 square metres
- Building Area: 99.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 6
- Single garage
- Single carport

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

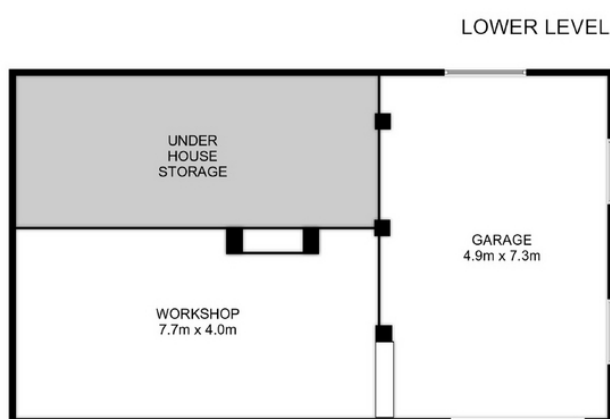
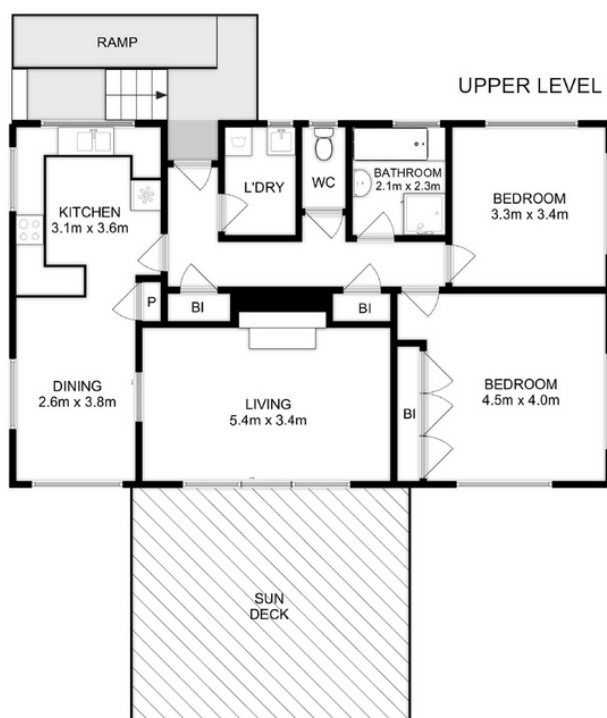
Greg Crump











Total Approx. Floor Area : 101 sqm
Total Approx. Workshop & Garage Area : 72 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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