



## 23A Maning Avenue, SANDY BAY, TAS 7005

Low-maintenance comfort in blue-chip location

Tucked away in one of Sandy Bay's most tightly held pockets, this beautifully renovated two-bedroom home offers peace, privacy and an unbeatable lifestyle. Privately positioned at the rear of a quiet driveway, the home is set back from the street, creating a sense of seclusion.

**TYPE:** Sold  
**INTERNET ID:** R24547364  
**SALE DETAILS**

Inside, the home is light, bright and inviting. Generous corner windows in the living area flood the space with sun, while the clever layout maximises functionality. Both bedrooms feature built-in wardrobes and excellent natural light, with the main enjoying double-glazed corner windows and the second enhanced by a well-placed skylight. The sleek, fully updated bathroom is a standout showcasing floor-to-ceiling tiles, a large walk-in shower, floating vanity, and space-efficient laundry facilities.

The home offers easy access from both the front and rear, including a level, sheltered entry at the back. A single carport provides undercover parking, and there's ample space for additional vehicles in the driveway. Thoughtful updates and a neutral palette mean there's nothing left to do but move in and enjoy.

Maning Avenue is widely regarded as one of Sandy Bay's premier streets, known for its leafy surrounds, quiet atmosphere and close proximity to the beach, local schools and UTAS. Homes here are tightly held and highly sought after. This is a low-maintenance, high-comfort home suited to downsizers, professionals or savvy investors alike a quality property in a blue-chip location.

- Land Area 98.00 square metres
- Building Area: 88.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single carport

Offers over \$645,000

#### CONTACT DETAILS

**Elders Hobart**  
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HOBART, TAS  
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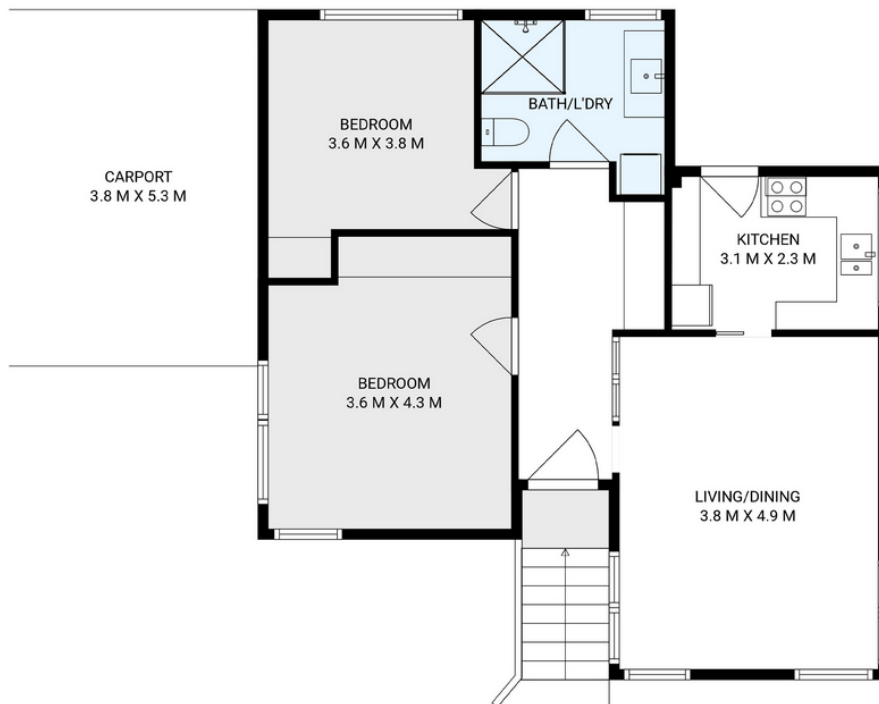
**Hugh Balcombe**











**2/23A Maning Ave, Sandy Bay**

House area: 88 sqm inc carport

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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