



13 Beddome Street, SANDY BAY, TAS 7005

Expansive family living with panoramic water views

Enjoying an elevated position in the heart of Sandy Bay, this solidly constructed family home is light-filled, warm and inviting with stunning panoramic views of the River Derwent encompassing Wrest Point and the Tasman Bridge. Set on a generous 947 sqm allotment with the convenience of dual access from both Beddome Street and Niree Heights, this property presents an exceptional opportunity to buy into this tightly held location.

TYPE: Sold

INTERNET ID: R24582908

SALE DETAILS

Offers over \$1,390,000

Semi open plan living at the front of the house forms the heart of the home. Comprising the spacious living room adjacent to the well-equipped kitchen and dining area, extensive glazing in this part of the home captures the ever-changing vista beyond. Glass sliding doors open onto a large balcony to create a seamless indoor/outdoor transition, further extending the living space to relax outdoors or host large gatherings of family and friends.

The private master suite has an ensuite bathroom and built-in wardrobes, and two further bedrooms are serviced by the contemporary bathroom with bathtub and shower. The laundry and additional living space completes the floorplan on the upper level. Hydronic heating throughout the upper level ensures year-round comfort.

The lower level has its own private entrance, a spacious bedroom with built-in wardrobes, generous living space and a private deck with river views. This area offers incredible flexibility and is ideally suited to teenagers, extended family, guests, or as short-term rental or Airbnb.

Carport space for three vehicles, extensive storage, fully fenced backyard, workshop space under the house, and a separate shed adds amenity.

Located within easy reach of excellent schools, the University of Tasmania, Hill Street Grocer, Sandy Bay Village and Hobart's CBD, this is a rare opportunity to secure a spacious and versatile home living each day against the backdrop of spectacular water views.

- Land Area 947.00 square metres
- Building Area: 278.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- 3 car carport
- Ensuite
- Floorboards

CONTACT DETAILS

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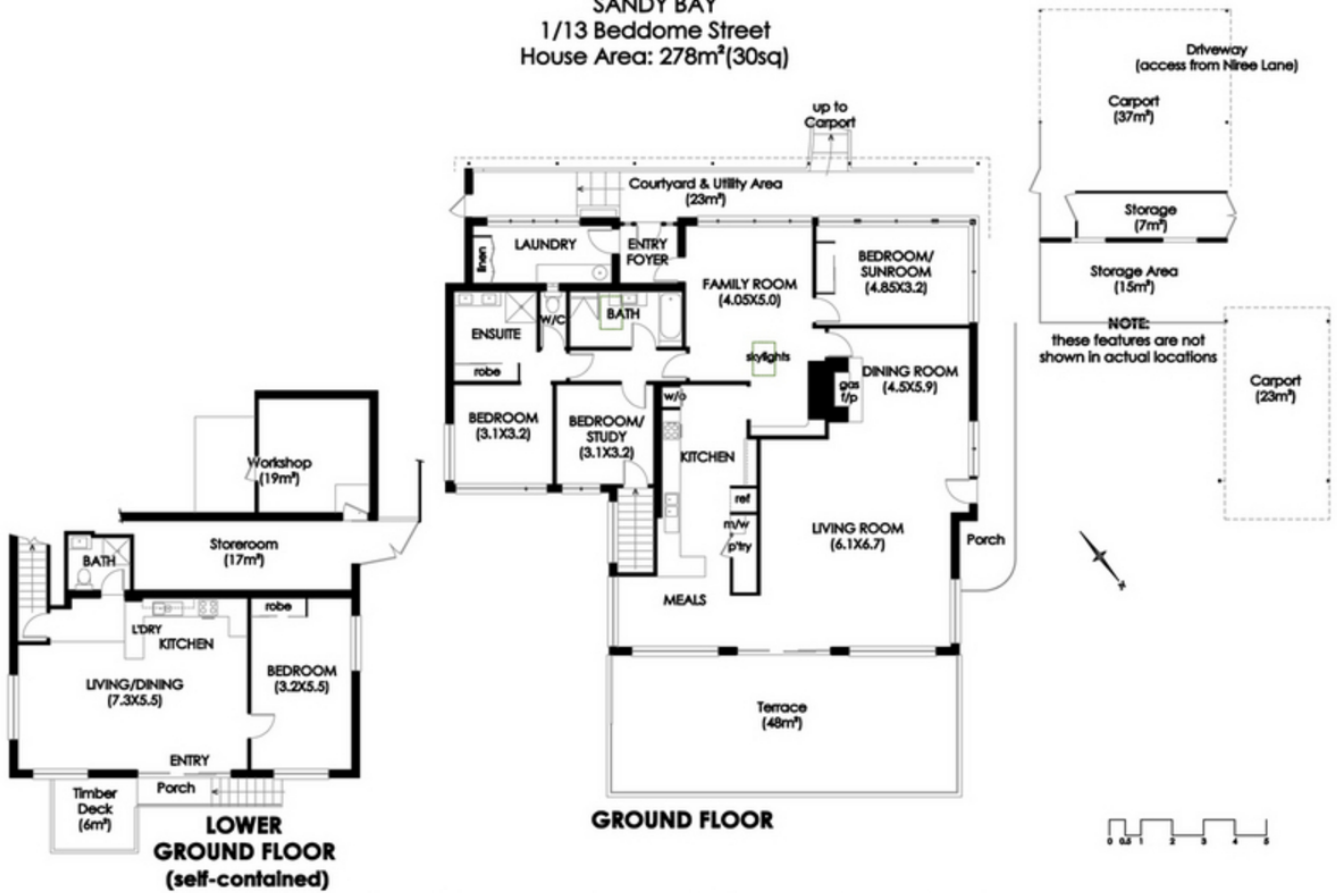
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SANDY BAY
 1/13 Beddome Street
 House Area: 278m²(30sq)



IMPORTANT: measurements are approximate-interested parties need to verify