



## 3 Tinderbox Road, BLACKMANS BAY, TAS 7052

Easy-care unit with pleasant River Derwent glimpses.

Perfectly suited to first-time buyers and downsizers alike, this Blackmans Bay home offers comfortable and private living with gorgeous River Derwent views. The well-designed, single-storey layout is low-maintenance and sure to impress, while the convenient location has you just moments from parks, schools, shops and Blackmans Bay Beach.

**TYPE:** Sold

**INTERNET ID:** R24615624

**SALE DETAILS**

**Offers over \$545,000**

A large bay window draws soft natural light into the open-plan kitchen, living and dining area with a reverse cycle heat pump and fresh paint throughout. Depending on your needs, you could look to update the kitchen and add your own personal style or enjoy as is with a free-flowing design that's ideal for entertaining guests.

There are two bedrooms, with built-in robes, and a well-appointed bathroom with a separate bath, shower and water closet for total functionality. An attached single garage promises added convenience, and there are also two garden sheds for storage, an outdoor patio area and established gardens.

Move in and make yourself at home, update and add value (STCA) or rent out and capitalise on the solid demand for quality homes in the area.

This unit is set directly across from the Illawarra Primary School and is within easy reach of all the must-have amenities. A short stroll from your new home will take you to Sherburd Park, with bus stops close by and popular Blackmans Bay's beach and restaurant.

- Land Area 355.00 square metres
- Building Area: 101.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage

#### CONTACT DETAILS

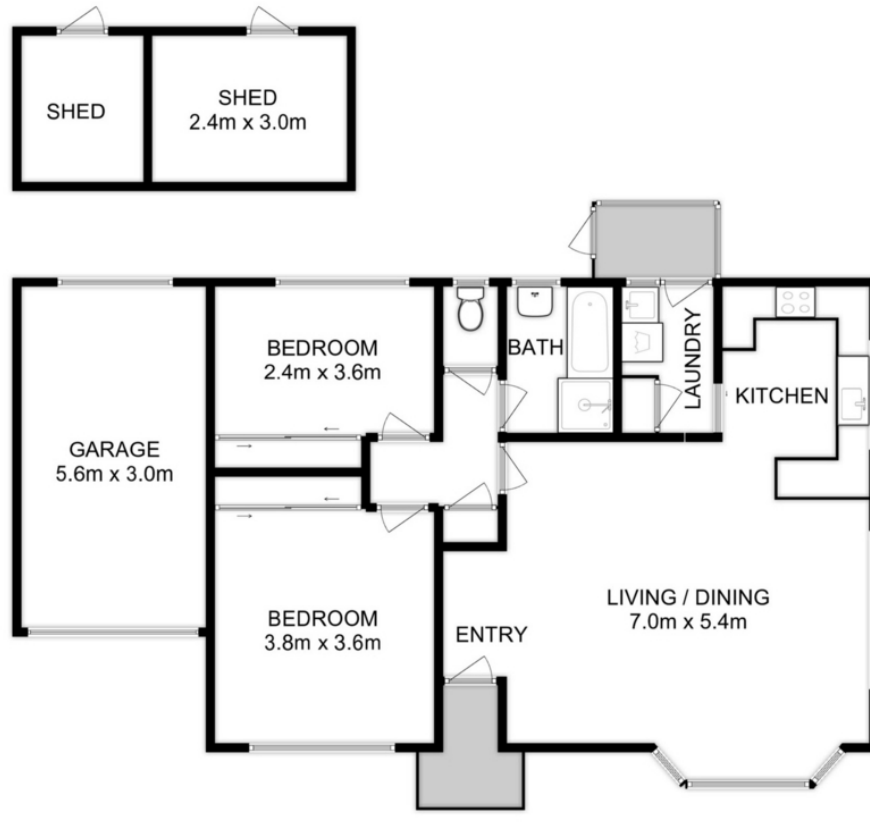
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Total Approx. Floor Area : 101 sqm  
Total Approx. Outbuilding Area : 13 sqm

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