



## 12 Amberley Court, BLACKMANS BAY, TAS 7052

Charming family home just steps from Sherburd Park

Move in and make yourself at home, rent out and reap the rewards or update (STCA). This charming family home is perfectly positioned right at the end of a quiet cul-de-sac, providing peaceful and private living.

From the entry, you're welcomed into the light-filled living room with water views and an electric wall-mounted heater, space for a dining area and direct access out to the

**TYPE:** For Sale

**INTERNET ID:** R24750469

**SALE DETAILS**

**Offers over \$695,000**

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covered entertainer's patio. The functional kitchen will make cooking a breeze with plenty of bench and storage space, a tiled splashback, and views over the casual meals area.

There are three bedrooms to choose from, all with built-in robes, and a central main bathroom, complete with a separate bath, shower and water closet. Completing the layout is a well-equipped laundry, with access to the side of the property, and an attached carport for convenience.

Situated on a generous block with a great-sized backyard including a veggie patch, two garden sheds providing ample storage and pleasant mountain views. The backyard is fully fenced making it ideal for young kids and pets.

Those who like to get out and explore on foot will love living in such a sought-after location with so many must-have amenities close by. You will be short stroll from Sherburd Park and oval, plus you're within easy reach of public transport options and Blackmans Bay Beach for a day spent down by the water. A short drive will take you to Blackmans Bay shops, including the Hill Street Grocer, and you're close to popular schools, major retailers and services.

- Land Area 615.00 square metres
- Building Area: 116.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Single carport

#### CONTACT DETAILS

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

**Todd Stevenson**  
0438 295 604

















Total Approx. Floor Area : 116 sqm  
Total Approx. Outbuilding Area : 12 sqm

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