

## 101 Wells Parade, BLACKMANS BAY, TAS 7052

Luxury living minutes from the beach

Step into this stunning executive family home, perfectly positioned just minutes from the pristine sands of Blackmans Bay Beach. Designed for comfort and style, this spacious residence offers four bedrooms and three bathrooms across two levels, making it ideal for families who value space and versatility.

On the lower level, you'll find a generous living area, bathroom, a well-equipped

**TYPE:** For Sale

**INTERNET ID:** R24796075

**SALE DETAILS**

**Offers over \$1,475,000**

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laundry, a large bedroom, and a substantial double garage with remote control access. There's also a dedicated storage facility and plenty of off-street parking, perfect for accommodating a boat and caravan.

The upper level boasts three bedrooms, including the main with a large built-in wardrobe and a private ensuite. The kitchen is exceptionally well appointed, featuring premium finishes and includes dual dishwashers, ideal for entertaining or large family gatherings. The raked ceiling in the dining area creates an airy, open feel, while sliding doors lead to a sun-drenched entertaining deck that captures breathtaking mountain and water views. This level also offers abundant storage and a thoughtfully designed layout for modern living.

Recent upgrades ensure peace of mind and comfort, including:

- \* Concrete rendered exterior
- \* Shopfront style windows with thickened tinted glass
- \* New ducted Daikin heating and cooling system
- \* New hot water cylinder
- \* Excellent insulation
- \* Automated watering system
- \* Security system for added safety

Within close proximity to schools, public transport, restaurants, and the beach, all on a level block with easy access and with potential for extra garage space (STCA), this home provides for practical yet elegant living.

- Land Area 556.00 square metres
- Building Area: 295.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 2
- Double garage
- Double carport

#### CONTACT DETAILS

**Elders Hobart**  
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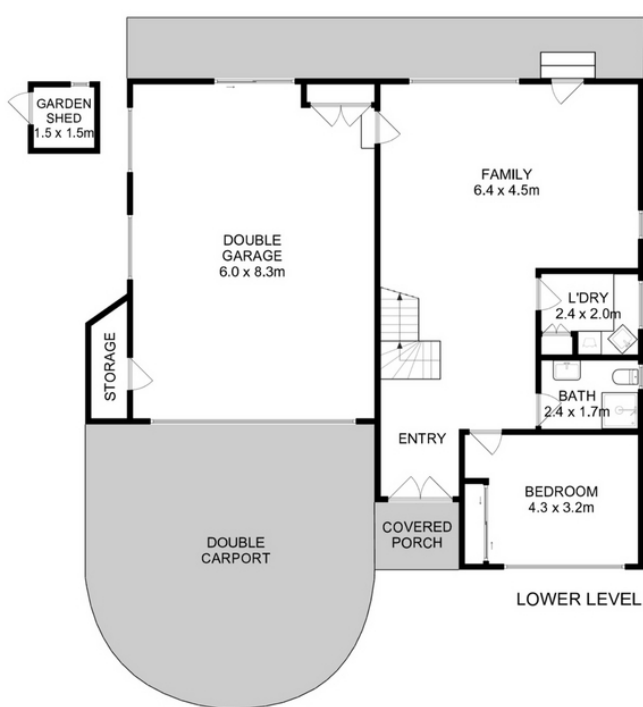
**Todd Stevenson**  
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Total Approx. Floor Area (Inc. Garage) : 295 sqm  
 Total Approx. Entertaining Area : 43 sqm  
 Total Approx. Shed Area : 2.3 sqm

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