



Attention extended Families or Investors
room for all



6



5



5

55 Diamond Drive, Blackmans Bay

Offers Over \$995,000

Offering the potential of up to 7 bedrooms with 4 bathrooms this well constructed and feature laden property in a quiet part of Blackmans Bay is the perfect solution for those buyers with extended families or perhaps investors looking for a diversified income stream.

The home is spread over three levels with the ground floor offering an expansive living area featuring a family kitchen and dining room with a large separate lounge with woodfire and both with attractive timber flooring.

Views over the Bay towards the Derwent and Iron Pot can be enjoyed from the living room.

The kitchen is the perfect size for such a large home with plenty of work surfaces and storage including a walk-in pantry and a range of modern appliances.

A sliding door leads from the family dining area out into an alfresco which in turn leads out into the attractive garden ... more on that later.

Also in this part of the home are three bedrooms, one being the master suite with an ensuite with shower, vanity and toilet and plenty of built-in storage.

Both of the other two bedrooms have built-in robes.

Property ID:	L26149482
Property Type:	House
Building / Floor Area:	398
Open Parking:	5
Land Area:	1862.0 sqm

Susan Kay

0418 720 201

susan.kay@kingston.rh.com.au

The family bathroom is also located in this part of the home and has a bath, vanity and separate shower. There is a separate adjacent toilet.

A hallway is accessed from this part of the home with a staircase leading up to the first floor suite which has a large living room as well as a bedroom with walk-through robe and en-suite with shower, bath, vanity and toilet.

Back downstairs there is a door which leads out to the laundry and then on to a separate wing of the home containing a rumpus room, bedroom, a “Jack and Jill” ensuite bathroom with shower, vanity and toilet plus another large room currently being used as a combined living, dining and kitchen.

This entire wing is not currently being let out to tenants.

Below the home and accessed from the garden is additional accommodation which includes a bedroom, bathroom and a comfortable living area.

Heating throughout the property is a variety of electric, reverse cycle air-conditioning (heat pump) and wood fire.

There is so much to inspect in this property and this description only covers a small portion of the features that this home offers.

The grounds of the property have been well developed with terracing and a multitude of attractive plantings creating an extremely peaceful place for play or relaxation.

A pergola at the top of the garden offers the perfect “picnic” spot with sweeping views over the Derwent, and winding paths, hidden sitting areas and a private courtyard contribute to the special ambience within this intriguing garden.

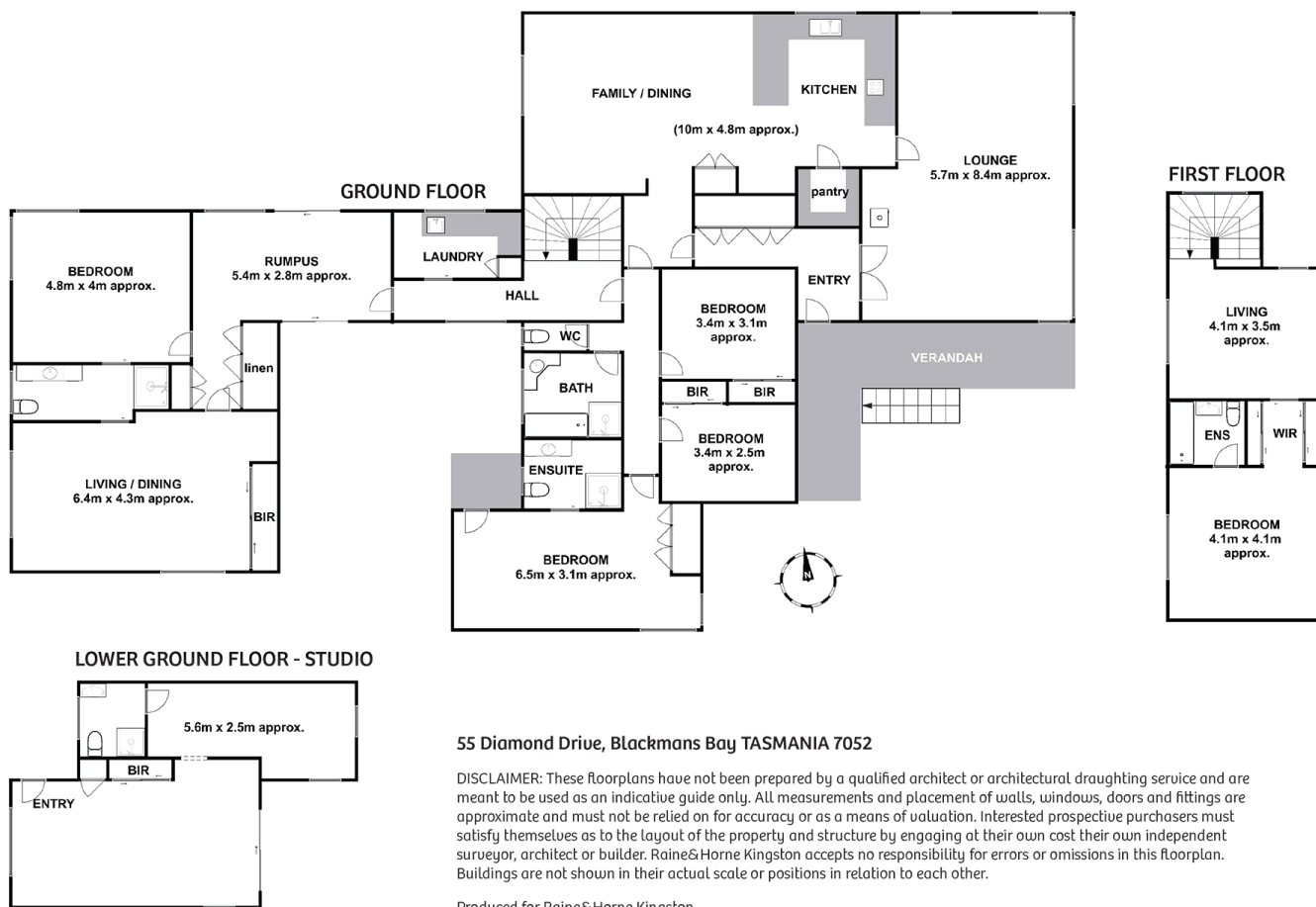
There is plenty of parking at the front of the home and some potential for the construction of a garage, STCA.

The home is perfectly positioned to offer ease of access to the nearby beautiful local beach as well as a variety of schools, Blackmans Bay shopping centre, parkland, restaurants, cafés and places of worship.

A little further afield are the shopping centres, sporting facilities, services and attractions of Kingston and Kingston Beach.

Public transport is available the area with bus connections to Hobart as well as further south.

The Hobart CBD is a 25 minutes drive making this home perfect for commuters as well as secondary and tertiary students.



55 Diamond Drive, Blackmans Bay TASMANIA 7052

DISCLAIMER: These floorplans have not been prepared by a qualified architect or architectural draughting service and are meant to be used as an indicative guide only. All measurements and placement of walls, windows, doors and fittings are approximate and must not be relied on for accuracy or as a means of valuation. Interested prospective purchasers must satisfy themselves as to the layout of the property and structure by engaging at their own cost their own independent surveyor, architect or builder. Raine&Horne Kingston accepts no responsibility for errors or omissions in this floorplan. Buildings are not shown in their actual scale or positions in relation to each other.

Produced for Raine&Horne Kingston