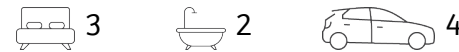




Under 2 Years Old in Quiet Cul-De-Sac

Raine&Horne



27 Lomandra Drive, Blackmans Bay

Sold

Positioned at the top of Lomandra Drive in Blackmans Bay this stylish three-bedroom property enjoys an open aspect with wonderful views towards kunanyi / Mt Wellington.

The home is constructed using an attractive dark ochre brick with contrasting mortar lines and complementary Colorbond roof and presents a sophisticated and calm street presence.

Entering the home, you are welcomed by a large open-plan living area comprising lounge, dining area and kitchen with the northern wall of the room glazed with large window units to make the most of the distant views.

The kitchen is light and airy and provides a focal point for entertaining and family gatherings with the adjacent dining area spacious enough to accommodate a large dining suite.

The kitchen has plenty of storage and preparation space and is fitted with contemporary appliances including dishwasher, range hood, stove top and oven.

The lounge is generously proportioned and enjoys a pleasant outlook of both local bushland and the distant mountain.

An attractive built-in desk provides the perfect casual workstation for studying or after hours

Property ID:	L27259914
Property Type:	House
Building / Floor Area:	153
Garages:	2
Open Parking:	2
Land Area:	726.0 sqm

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work commitments.

Just off the dining area and accessed through a large glass sliding door is a spacious deck with steps leading down into the garden.

The deck makes the most of the home's open northerly aspect and provides a year-round entertaining and casual meals space benefitting from a surprising amount of privacy.

The home's three bedrooms are accessed through a short hallway leading from the kitchen.

All of the bedrooms have built-in robes with the master also enjoying an attractive ensuite complete with shower, vanity and toilet.

The attractively finished family bathroom is positioned between the other two bedrooms and is complete with a shower over the bath, toilet and vanity.

The home's generously sized double vehicle garage with electronically controlled panel lift door also houses the laundry and has internal access to the home through a sliding door into the living area.

This fully insulated and double-glazed home is both heated and cooled by a reverse cycle air-conditioner (heat pump) located in the living area.

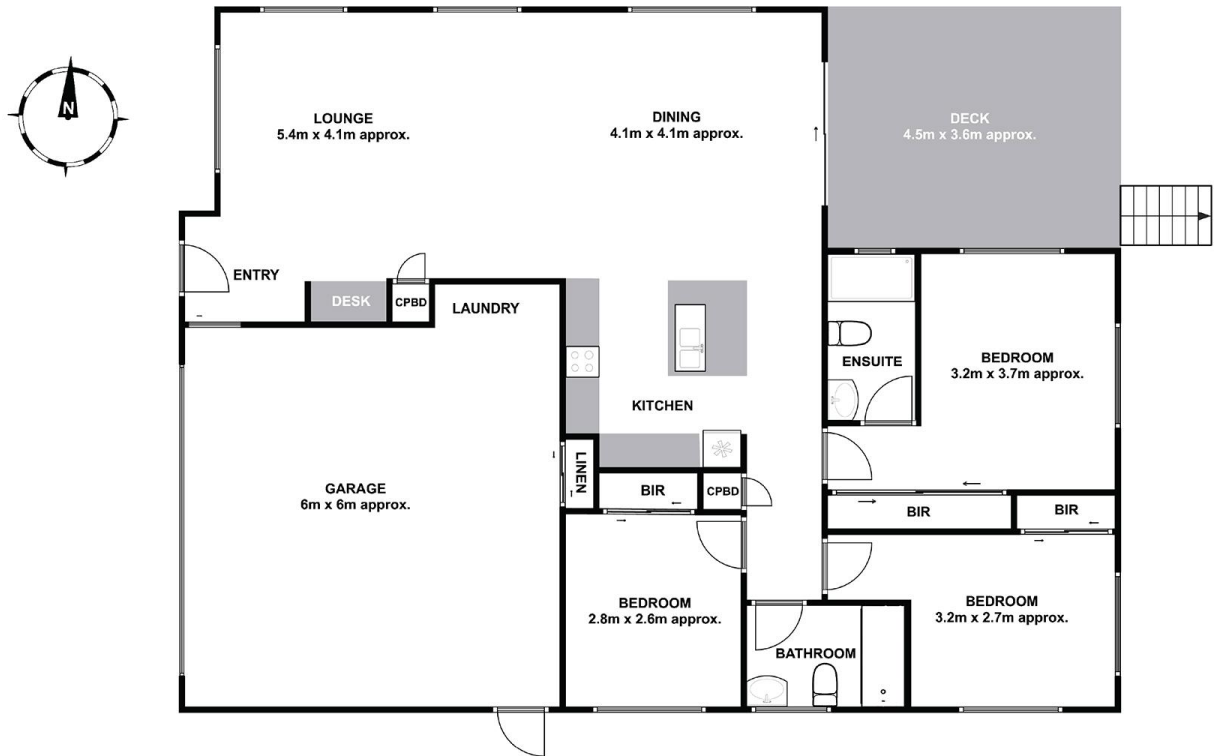
The gently sloping grounds of the property are fully fenced and will provide the perfect opportunity for a keen gardener to create their own oasis.

The location of the home is rather special with the famous Peter Murrell Conservation Area providing a nearby woodland backdrop. Walking, riding and cycling tracks abound through the area and provide fabulous opportunities for walking and wildlife enthusiasts.

Access to the Reserve is available through nearby trailheads.

The home also enjoys close proximity to the beautiful Blackmans Bay beach as well as the local eateries, shopping centre and primary schools.

Within convenient travelling distances are the amenities and white sands of Kingston Beach, and Kingston with its wide array of shopping centres, sports centre, specialty stores, schools and other many attractions. The Hobart CBD is only a 30-minute commute away.



27 Lomandra 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