



18 Calder Crescent, Blackmans Bay

\$997,000

Spacious and beautifully designed offering a perfect blend of comfort, style and modern living, making an ideal sanctuary for families and entertainers alike.

The open plan upper-level living area enjoys a sunny northerly aspect with great water views and flows seamlessly to a covered balcony overlooking the yard to the Derwent River. Central to the home is the spacious kitchen featuring stone tops, good bench space and a walk-in pantry. The king-size master bedroom also has a great water view and includes a walk-in robe and beautiful ensuite. The 2nd,3rd and 4th bedrooms all have built in robes and will accommodate double beds. The upper level also includes an entry, multiple storage cupboards, separate toilet and the family bathroom continuing the modern theme and presenting like new.

Internal stairs connect the lower level where a rumpus makes for terrific games room/teenage retreat or work from home space. The rumpus extends through sliding glass door to covered and paved outdoor area continuing to an established fully fenced yard. Adjacent to the rumpus is the spacious laundry and a separate toilet. Completing the lower level is a lined, double garage with windows for natural light plus good under house storage.

Enjoy the benefits of three stage FSA whole house high flow water filtration. Economical year round comfort is provided by Daikin heat-pump / air-conditioners in the upper level living, the



Property ID:	L34306685
Property Type:	House
Building / Floor Area:	224
Garages:	2
Open Parking:	2
Land Area:	619.0 sqm

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upper hallway and rumpus. An Evo 270-1 heat-pump hot water system and additional solar power will reduce your electricity bills. There is ample level off street parking perfect for those with a trailer, RV, boat or more vehicles.

Located close to the bus stop, within walking distance to the sands of Blackmans Bay Beach and Illawarra Primary School. A drive time of approximately 16 minutes from Hobart. Contact us today to arrange a private viewing of this stunning family home with water views.