



Unique and adaptable floorplan.



1/87 Diamond Drive, Blackmans Bay

Mid \$700's

Positioned in a peaceful street in sought-after Blackmans Bay, this distinctive double-storey townhouse presents a rare combination of comfort, versatility and convenience, ideal for a wide range of buyers.

A concrete driveway provides access to both hardstand parking and a secure single garage.

Step inside the home and you're welcomed into a well-appointed kitchen and meals area. The kitchen boasts ample storage, generous bench space, a pantry, and direct internal access to a lift ensuring easy movement between floors.

Two sets of French doors extend from the kitchen: one opens into a spacious lounge, while the other flows into a sun-drenched conservatory that wraps around the living space.

The lounge is a generously proportioned, semi-internal room that provides a peaceful retreat, insulated from the bustle of daily life. Comfort is assured year-round thanks to reverse-cycle air conditioning.

The conservatory offers a relaxed setting for casual dining or lounging, surrounded by lush garden views and with sliding doors leading to a low-maintenance backyard, perfect for alfresco enjoyment.

Property ID:	L34355262
Property Type:	House
Building / Floor Area:	218
Garages:	1
Open Parking:	2
Land Area:	471.0 sqm

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Also on the ground level is a well-sized bedroom with a walk-in robe and an ensuite complete with shower, vanity, and toilet, ideal for guests, downsizers or multigenerational living.

Adjacent to the kitchen, a short hallway with built-in storage leads to a separate study and a functional laundry.

All Aboard the Lift!

A key feature of this property is the internal lift, designed with safety and accessibility in mind. It comfortably accommodates two standing adults or a person using a wheelchair, providing seamless access to the upper level.

Upstairs, the lift opens into a spacious, light-filled living room, complete with a stylish bar area featuring a sink, perfect for entertaining. This versatile space currently serves as both a formal dining and lounge room and includes reverse-cycle air conditioning for year-round comfort.

Step through to a generous balcony with breathtaking wrap-around views of North West Bay and the River Derwent, an inspiring backdrop for both quiet mornings and evening gatherings.

French doors lead into the upstairs bedroom, which enjoys elevated water views and a private ensuite with shower, toilet and vanity.

The property is surrounded by a neatly maintained garden, including a garden shed for extra storage. The single garage is located adjacent to the front entry.

With its unique and adaptable floorplan, this home will appeal to buyers seeking something a little different, particularly those with accessibility or multi-generational living needs.

The property is located just moments from the cafés, shops and beautiful beach of Blackmans Bay, and only a short drive to Kingston's vibrant shopping precinct and services. Hobart CBD is just 20 minutes away, with public transport options nearby.