



12 Garnett Street, Blackmans Bay

Coastal Charm, Garden Dream

Perfectly positioned on a near-level 720sqm allotment in one of southern Tasmania's most sought-after beachside suburbs, this charming home offers the ideal blend of character, comfort, and lifestyle. Just a short 5–10 minute stroll to Blackmans Bay Beach, local shops, cafêes, and restaurants, this is coastal living at its most inviting.

From the moment you arrive, the home welcomes you with warmth, personality, and timeless appeal. Inside, the spacious open-plan living area is the true heart of the home, featuring soaring cathedral ceilings, Tas Oak floorboards, ceiling fans, and an abundance of natural light. A wood heater creates the perfect cosy atmosphere through winter, while reverse cycle air conditioning ensures year-round comfort.

Double outward-opening timber doors connect the living space seamlessly to the entertaining deck, creating a wonderful indoor-outdoor flow and the perfect place to relax or entertain while overlooking the backyard.

The recently updated kitchen has been thoughtfully designed to complement the home's character, complete with timber benchtops, a stunning farmhouse ceramic sink, and a warm, inviting aesthetic.

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FOR SALE

Offers Over \$785,000

VIEW

Tue 5th May @ 5:00PM - 6:00PM

AGENTS

Simon Parsons
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Taya Parsons
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AGENCY

LJ Hooker Pinnacle Property
(03) 6272 8177

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

At the front of the home, the master bedroom is a peaceful retreat with built-in robes, timber floors, beautiful Derwent River views, its own reverse cycle air conditioning, and an ornamental fireplace adding further charm.

Bedrooms two and three are carpeted for comfort, with bedroom two also featuring built-in storage.

The tastefully renovated bathroom includes a shower over bath, ideal for families with young children or those who enjoy a long soak at the end of the day.

Step outside and discover a backyard full of opportunity. The large veggie patch has recently been cleared and turned over, offering a blank canvas for keen gardeners to create something special. Two greenhouses and a garden shed complete this practical and productive outdoor space, while the fully fenced yard is perfect for children and pets to enjoy safely.

Notable Features:

- Near-level 720sqm block
- 6.6kW solar power system
- Tas Oak floorboards through most of the home
- Large entertaining deck with indoor-outdoor flow
- Reverse cycle heating/cooling
- Wood heater
- Derwent River views from master bedroom
- Fully fenced backyard
- Large ready-to-plant veggie patch
- Two greenhouses plus garden shed
- Within the Illawarra Primary School catchment
- Easy walk to beach, shops, cafes and restaurants

Homes with this much warmth, personality, and lifestyle appeal are always in demand. Don't miss your chance to secure your own slice of paradise in ever-popular Blackmans Bay.

Contact Simon or Taya today to arrange your inspection.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	RTJ1F
Property Type	House
House Size	115 m2
Land Area	718 m2
Including	Air Conditioning Courtyard Fully Fenced

Simon Parsons 0438 296 830

Owner | Managing Director | sparsons@ljhpinnacle.com.au

Taya Parsons 0424 143 648

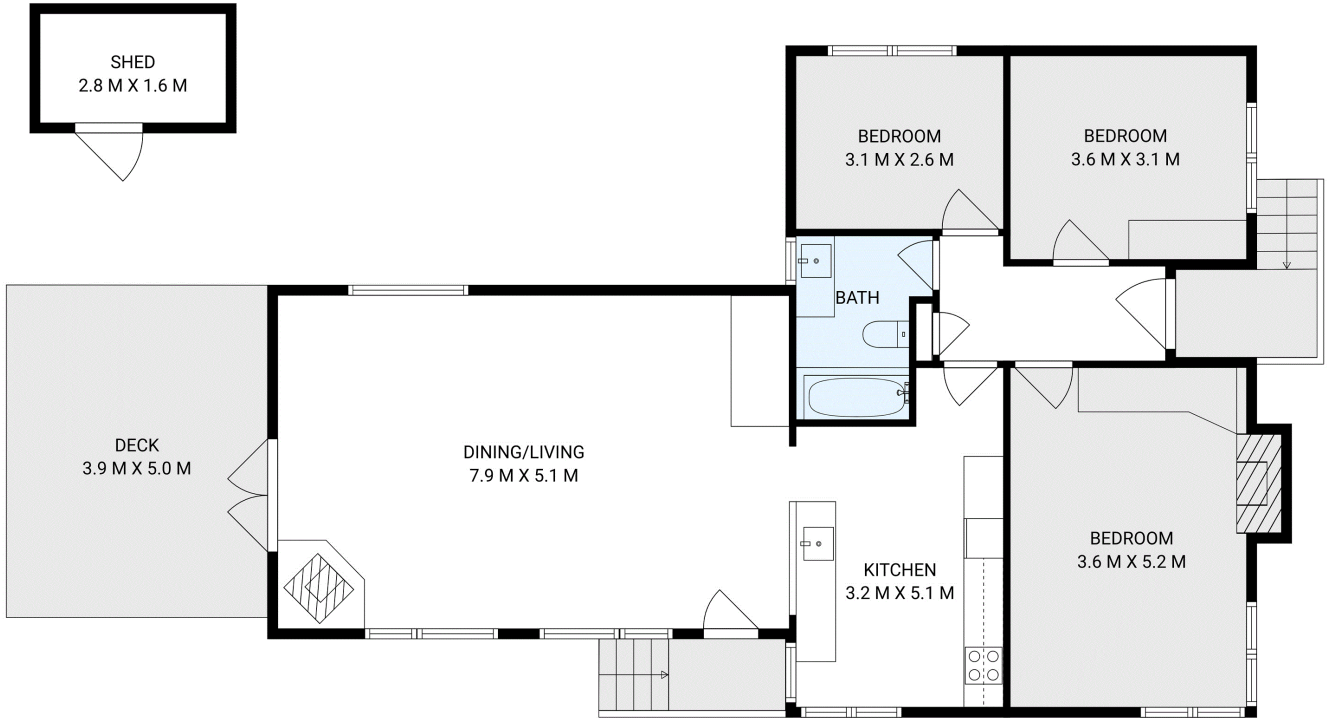
Owner | Business Coordinator | tparsons@ljhpinnacle.com.au

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House area: 114 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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