



## Blackmans Bay, 42 Tingira Road

Excellent Presentation & Delightful Water Views

Welcome to 42 Tingira Road, an impeccably presented 2 bedroom home in Blackmans Bay, offering a harmonious blend of comfort, and practicality. The residence, with the added option of a downstairs rumpus serving as a 3rd bedroom (S.T.C.A), provides a versatile living space ideal for families.

Upon entering, you'll be greeted by a spacious lounge that not only captures great views but also creates an inviting atmosphere for relaxation and entertainment. This room is warmed by a Daikin heat pump. The fabulous kitchen, equipped with Fisher and Paykel appliances, seamlessly combines functionality with modern aesthetics, making meal preparation a delightful experience.

Flexibility is key in this home, with the possibility of transforming the downstairs rumpus into a third bedroom, catering to the needs of a growing family or accommodating guests. The downstairs room has a bar, off-peak heater and is



**For Sale**

Please Call

**View**

[ljhooker.com.au/5VZYFCS](http://ljhooker.com.au/5VZYFCS)

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**LJ Hooker Pinnacle Property**  
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accessed via a spiral staircase. The family bathroom has a bath and shower and is conveniently positioned opposite the 2 bedrooms.

Step outside onto the expansive entertaining deck, where the panoramic views become the perfect backdrop for memorable family gatherings. Additionally, a private intimate deck at the rear of the home offers a tranquil spot for a morning coffee or a quiet retreat.

The property features established gardens, providing a picturesque setting, and the dual vehicle access ensures convenient entry to the backyard—a practical bonus for various activities. The inclusion of a workshop underneath adds further utility to the property.

Conveniently located just a short drive away from Blackmans Bay shopping centre, schools, the beach, and restaurants, this residence offers not just a home but a lifestyle. The carport enhances the practicality of the property, ensuring your vehicles are securely accommodated.

Immerse yourself in the charm and functionality of 42 Tingira Road, where excellent presentation meets the convenience of modern living. Arrange your inspection today and seize the opportunity to make this beautiful property your new home.

## More About this Property

<b>Property ID</b>	5VZYFCS
<b>Property Type</b>	House
<b>House Size</b>	119 m <sup>2</sup>
<b>Land Area</b>	588 m <sup>2</sup>
<b>Including</b>	Toilets (1) Dishwasher Secure Parking Carport

**Michael Kingston 0408 145 380**

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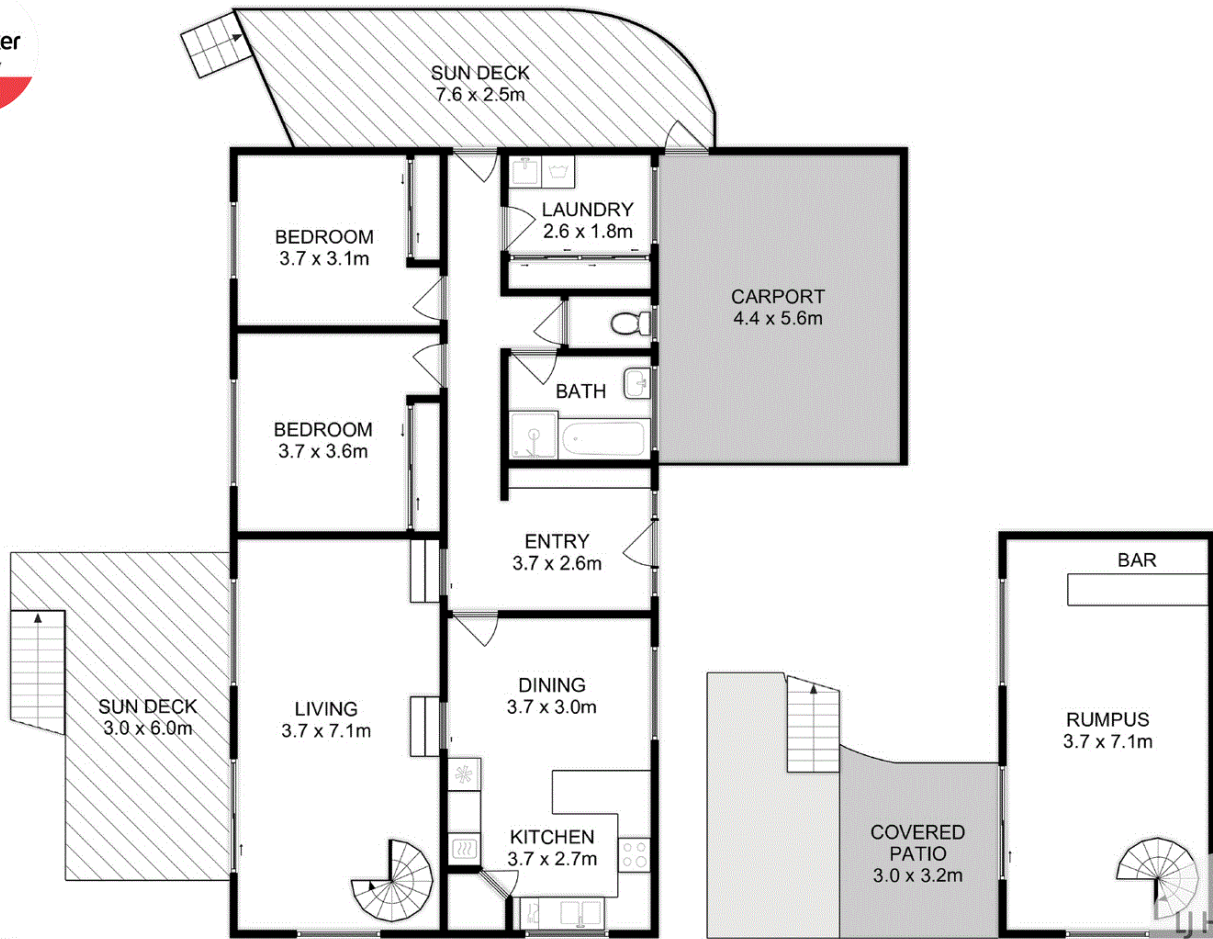
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Total Approx. House Area : 140 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com



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