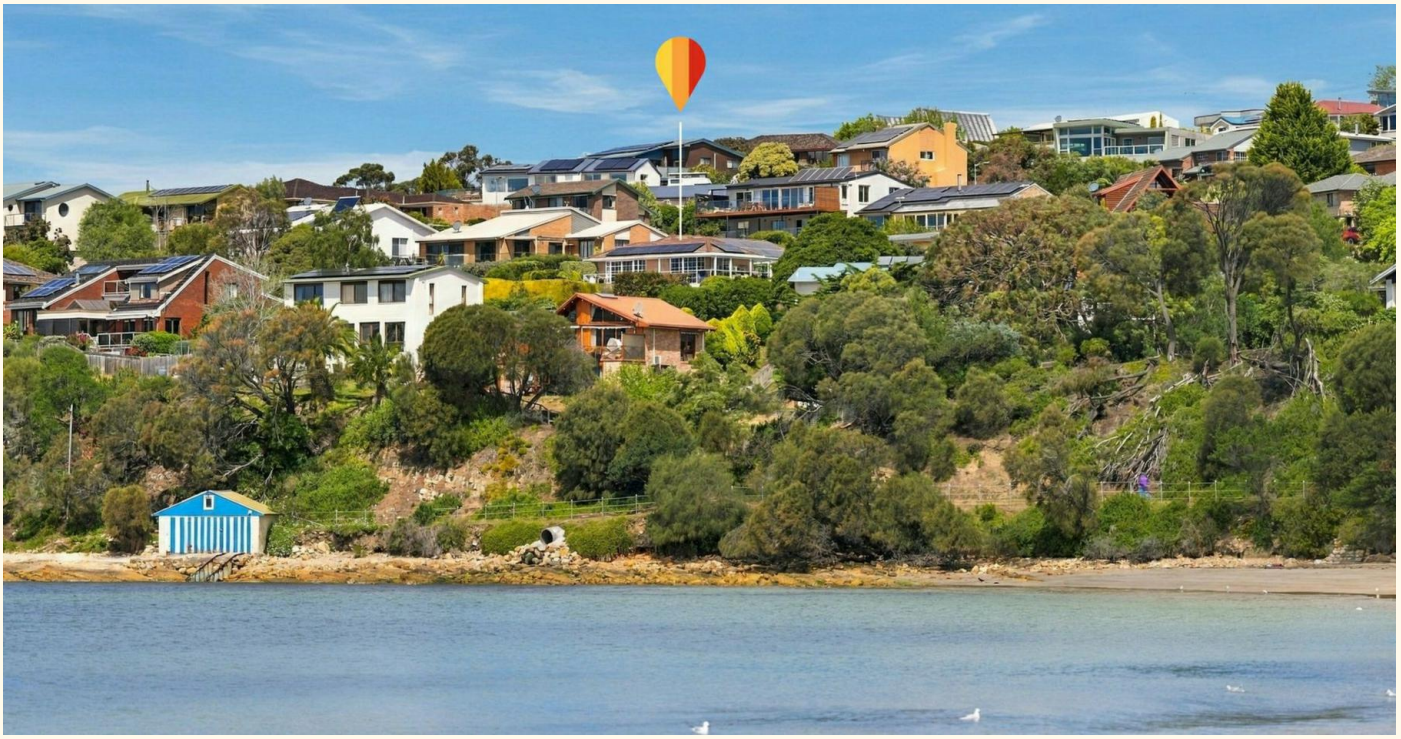








9 Flowerpot Crescent, Blackmans Bay

Breathtaking Coastal Views, Beautiful Gardens & an Enviable Lifestyle

Imagine waking each morning to beautiful views across Blackmans Bay Beach, enjoying your morning coffee on the balcony overlooking the water, or spending warm summer evenings entertaining family and friends with a spectacular coastal backdrop.

Positioned in one of Blackmans Bay's most sought-after pockets, 9 Flowerpot Crescent offers a wonderful combination of space, comfort, established gardens and an exceptional coastal lifestyle. Sheltered, north-facing and just moments from the beach, this much-loved home has been extensively improved over the years.

Step across the road and descend the stairs to the Suncoast Cliff Walking Track, where you're just moments from the golden sands of Blackmans Bay Beach. Morning walks along the shoreline, a refreshing swim or a leisurely stroll to a local caf&aecute; could easily become part of your daily routine. It's a wonderful lifestyle opportunity, with the beauty of the coastline quite literally on your doorstep.

Spanning approximately 234m² including the double garage,

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FOR SALE
Offers Over $1,300,000

VIEW
Sat 7th Nov @ 11:30AM - 12:00PM

AGENTS

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AGENCY

LJ Hooker Pinnacle Property
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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the home is arranged across two generous levels, offering flexibility for families, entertaining and those simply wanting room to spread out.

Upstairs, the spacious main living area captures spectacular views across Blackmans Bay Beach, while the adjoining kitchen and dining area enjoys equally impressive coastal vistas. The beautifully updated kitchen, installed in 2019, features quality appliances and a wonderful outlook.

Wrapping around the living areas is a fabulous balcony, thoughtfully enhanced with partially enclosed sections providing shelter from the elements. Whether it's a relaxed breakfast, entertaining friends or simply enjoying a quiet coffee while taking in the views, this is a space you'll find yourself drawn to time and again.

The upper level also accommodates three comfortable bedrooms, two with built-in wardrobes, while the master bedroom enjoys a walk-in wardrobe and private ensuite. Both upstairs bathrooms were tastefully updated in 2020.

Downstairs, a generously proportioned rumpus or media room offers the perfect second living area, teenagers' retreat or entertaining space. A delightful garden room opens onto a sheltered courtyard surrounded by beautifully maintained gardens. A third bathroom and internal access to the double garage add further practicality to this versatile level.

Adding even more flexibility is a separate under-house workshop and storage area, providing a fantastic space for hobbies, projects or simply keeping tools, gardening equipment and those extra belongings neatly tucked away.

Outside, the gardens are something truly special. Lovingly established and beautifully maintained, the grounds are filled with lush greenery, fruit trees, grapevines and a productive vegetable patch. The gardens seemingly reach up to meet the balcony, creating a wonderful sense of privacy and effortlessly blending indoor and outdoor living.

Beyond its beautiful presentation, the home offers an impressive range of modern comforts and energy-efficient features, including quality glazing, ducted reverse-cycle heating and cooling, and an extensive solar power and battery storage setup.

Property Highlights
· Approximately 234m² across two spacious levels, including the double garage
· Three bedrooms, three bathrooms and multiple living areas
· Spectacular views across Blackmans Bay Beach from the main living, kitchen and dining areas
· Wraparound balcony with sheltered sections, perfect for entertaining
· Beautifully established gardens, fruit trees, grapevines and vegetable patch
· Renovated kitchen (2019) and upstairs bathrooms (2020)
· Ducted reverse-cycle heating and cooling, plus upgraded comfort glazing
· Two Sungrow solar systems, each featuring a 5kW inverter and 9.6kWh battery
· Vendor reports receiving over $1,000 annually in net electricity credits, with no net electricity costs under their current arrangements
· Dedicated backup power circuits for essential appliances and lighting during outages
· Separate under-house workshop and storage area
· Just moments from Blackmans Bay Beach via the Suncoast Cliff Walking Track

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With public transport, local shops, caf&aecute;s and restaurants close by, Kingston's CBD less than 10 minutes away and Hobart's CBD approximately 20 minutes from home, this exceptional address offers the perfect balance of peaceful coastal living and everyday convenience.
Beautifully positioned, thoughtfully improved and surrounded by stunning established gardens, 9 Flowerpot Crescent is more than just a home. It's an opportunity to embrace the Blackmans Bay lifestyle at its very best.

Contact Simon today to arrange your inspection and experience this beautiful coastal home for yourself.

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	ZRJ1F
Property Type	House
House Size	145 m2
Land Area	590 m2
Including	Ducted Cooling
	Ducted Heating
	Toilets (1)
	Balcony
	Remote Garage
	Solar Panels











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9 Flowerpot Crescent, Blackmans Bay

Total approx. house area: 234 sqm inc garage

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

Real Estate Marketing by **nextcreative.com.au**

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