



4 Banksia Street, Primrose Sands

Primrose Sands - The Beach House You Kept Meaning To Buy

Ant's "Fluff-Free" Description...

Everyone has a mate who bought near the beach "back when it was cheap" and never shuts up about it. This is your chance to become that mate.

An honest three bedroom home on a level 645 sqm block, a short stroll from the sand of Frederick Henry Bay, with a deck made for slow mornings and a price that won't break the bank.

THE GOOD STUFF:

1. A short stroll and your toes are in the sand, morning beach walks before the kettle's even cooled and fish and chips on the dunes at sunset.
2. The wraparound timber deck is where your mornings move to, coffee in hand, salt in the air, nowhere you need to be.
3. A covered alfresco with its own outdoor fireplace, so winter gatherings don't end when the sun drops, they just pull their chairs in

3 1 6

FOR SALE
Offers over \$450,000

VIEW
By Appointment

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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

closer.

4. Open-plan living and dining with timber floors underfoot and timber-framed French doors that let the outside wander in.
5. A kitchen with generous benches, quality appliances and a proper walk-in pantry, room for the big shop and the secret biscuit stash.
6. Three genuine bedrooms, whatever the dusty old public records mumble about two, the floor plan settles the argument.
7. Heat pump comfort all year round, toasty in July, cool in January, happy always.
8. A level, usable lawn where kids and dogs burn energy while you supervise from the deck with something cold.
9. Off-street parking for four plus a storage shed, so the boat, the trailer and the toys all finally have a home too.
10. Currently tenanted, which means an investor collects rent from settlement day one without lifting a finger.
11. A suburb quietly on the up, values climbed 14.9% in the past year, and the neighbours still wave. Best of both worlds.

THE BORING-BUT-IMPORTANT BITS:

1. Three bedrooms, one bathroom and off-street parking for four vehicles.
2. House area approx. 87 sqm per the floor plan, a smart, easy-care footprint.
3. Level land of approx. 645 sqm on freehold title (Volume 54632 Folio 70).
4. Built around 1970, lightweight cladding with a metal roof, an honest home that's stood the sea air well.
5. Zoned Low Density Residential under the Tasmanian Planning Scheme (Sorell).
6. Mains power and water connected, with on-site wastewater as is usual for the Southern Beaches.
7. Heat pump heating and cooling keeps the whole home comfortable.
8. Sorell Council municipality, rates available on request.
9. Currently tenanted, so inspections are by appointment with proper notice, easy to arrange.
10. Suburb median rent sits near \$460 a week with an indicative gross yield around 5.1%, and a rental appraisal is available on request.
11. Price guide: Offers Over \$495,000.

Homes in this pocket are selling in around 39 days, and honest beach houses at this money are the first to go. The only buyers who miss out are the ones still "thinking about it" next month.

Call, text or email for the full buyer pack or to book your inspection.

Contact: Ant Manton - 0408 621 856 -
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Onwards and upwards to your next coastal chapter!

"I Work Harder - It's THAT Simple!"

Disclaimer: 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	W5J1F
Property Type	House
House Size	87 m2
Land Area	640 m2
Including	Toilets (1)

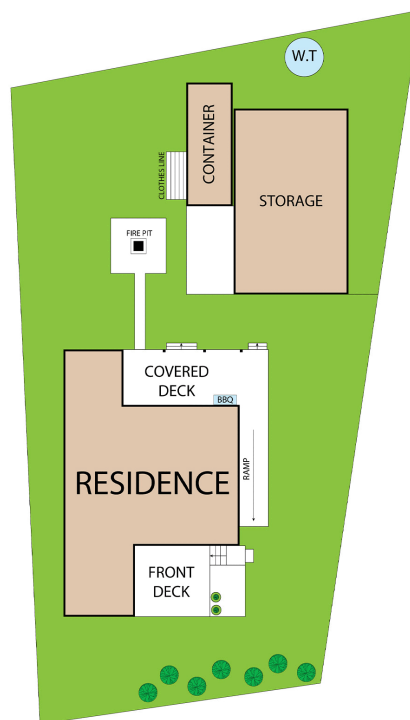
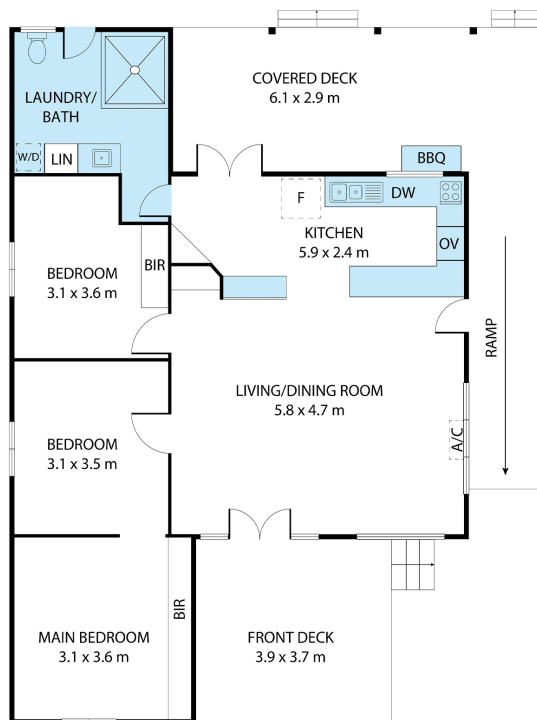
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Approx. house area: 87 sqm

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

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