



20 Beddome Street, Sandy Bay

## Sandy Bay - Versatile Family Home with River Views and Self-Contained Granny Flat

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




Sandy Bay views, dual living and a yard big enough for the whole family and more - this one ticks all the boxes and then a few you didn't know you had.

Set high in ever-popular Sandy Bay, this generous 4 bedroom home with separate self-contained granny flat serves up Derwent River views, loads of space and a seriously easy lifestyle just minutes from beaches, schools, cafes and the city.

Why You'll Love It...

- 4 bedrooms in total - 3 upstairs, 1 in the self-contained granny flat
- 3 bathrooms - no more morning queue for the shower
- House area approx 215 m2 with about 325 m2 total usable area

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.

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**FOR SALE**

Offers Over \$1.45 Million

**AGENTS**

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**AGENCY**

LJ Hooker Pinnacle Property

(03) 6272 8177

 **LJ Hooker**

- Expansive verandah drinking in sweeping River Derwent and mountain views
- Large, fenced yard - kids, pets and the odd adult game of footy all welcome
- Split-cycle air conditioning for year-round comfort
- Internal laundry with plenty of extra storage
- Single carport plus additional off-street parking
- Outdoor BBQ area and easy-care gardens - more time relaxing, less time weeding
- Workshop / garden shed and gazebo for tinkerers, gardeners or those who just like to supervise with a drink in hand

#### Upstairs - The Main Home...

- 3 good-sized bedrooms, all with built-in wardrobes
- 2 modern bathrooms including walk-in shower
- Living and dining zone flowing to the verandah and those river views
- Private entry from the street - ideal if you're living upstairs and letting someone else enjoy downstairs

#### Downstairs - Self-Contained Granny Flat

- Lockable and separately accessed, this is where the flexibility really shines:
- 1 bedroom with built-in wardrobe
- Own bathroom
- Separate kitchen and dining
- Separate lounge / living room
- Perfect for extended family, a teenager retreat, long-stay guests or easy dual-living arrangements

#### Outdoors and Location

- Shared backyard with loads of space for both levels to enjoy
- Terrace and gazebo for alfresco dinners or lazy Sunday sessions
- Stroll or short drive to beaches, Sandy Bay shops, cafes and services

- Within easy reach of Waimea Heights Primary, The Hutchins School and public transport

Homes that do views, space and flexibility this well in Sandy Bay are rare.

Bring the family, the in-laws and the cricket set - 20 Beddome Street is ready for all of you.

Onwards and upwards to your slice of Sandy Bay paradise!

"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	GEJ1F
Property Type	House
House Size	215 m2
Land Area	1037 m2
Including	Ensuite Air Conditioning Toilets (3) Courtyard Balcony Deck Outdoor Entertaining Built-in-Robes Fully Fenced

**Ant Manton 0408 621 856**

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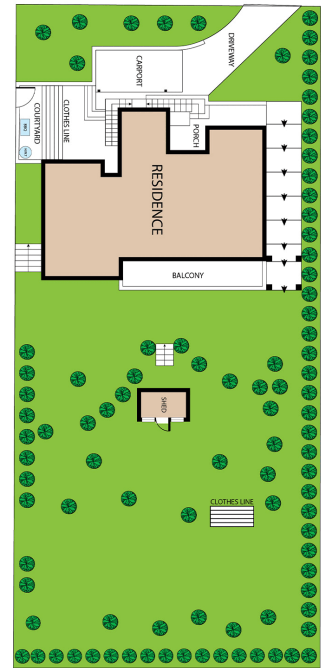
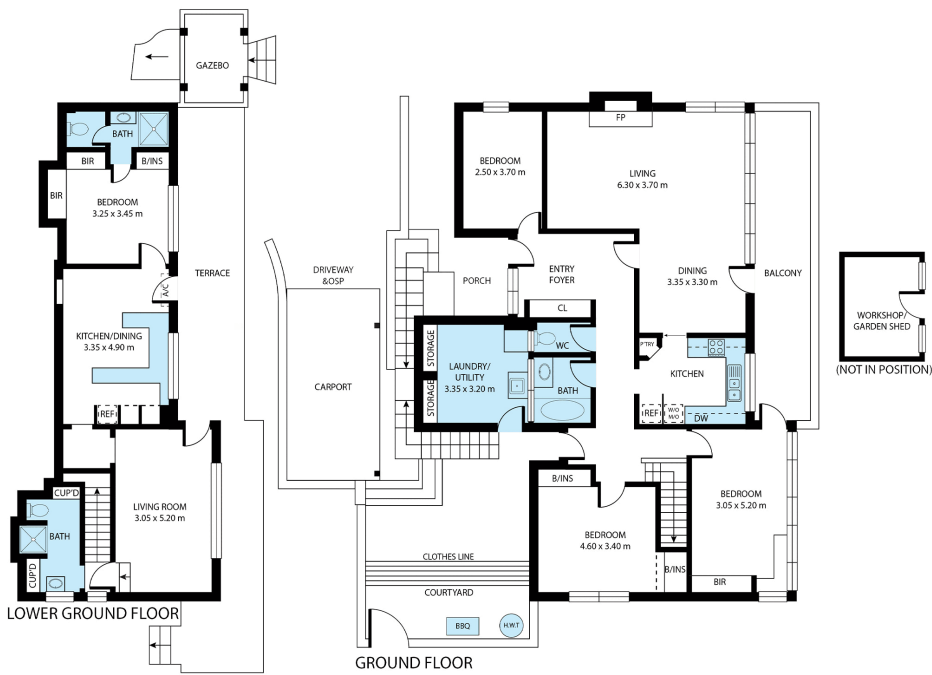
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**20 Beddome Street, Sandy Bay**

House area: 215 sqm

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

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