



29 Bareena Road, Taroona

Taroona - Million Dollar Views, And The House Comes Free!

ANT'S "FLUFF-FREE" DESCRIPTION

Let's be honest, you're here for the view. The River Derwent fills the windows of almost every room, and the house that comes with it is two complete homes stacked under one roof. Unusual? Absolutely. Brilliant? We think so.

THE GOOD STUFF:

1.?Wake up to the River Derwent from your bed, then take your coffee out to the deck and watch the light roll across the water. The family tell us whales, dolphins and seals regularly drop by.

2.?Two complete levels, each with its own kitchen, dining, bedroom and ensuite, so the grown-up kids, Mum and Dad or the long-stay guests get a whole floor of their own.

3.?The octagonal upstairs living room wraps its windows around the view, so the river is the first thing you see in the morning and the last thing you look at before bed.

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FOR SALE
Offers over $1.095 Million

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.

4.?The deck opens straight off the kitchen and dining, made for long summer lunches that drift into sunset drinks.

5.?Downstairs, a wraparound balcony serves up the same view from a different angle. Perfect for a quiet book while the rest of the house carries on upstairs.

6.?Two ensuites, so nobody queues for the bathroom again. Ever.

7.?A study upstairs for working from home, with a view that makes Monday mornings almost bearable.

8. ?New carpet and a vacant house, so you can move straight in and start arranging the furniture around the windows.

9.?A sweeping driveway with plenty of off-street parking, plus big under-house storage for the kayaks, bikes and everything else.

10.?A covered outdoor potting area for the green thumbs, with the garden falling away towards the water.

11.?Minutes down the hill to Hinsby Beach, the Picnic Basket caf&aecute;, Taroona Primary and Taroona High, and around 16 minutes to Salamanca.

THE BORING-BUT-IMPORTANT BITS:

1.?2 bedrooms, 2 ensuites, 2 kitchens, a study and 3 living zones

2.?Approx. 155m² of house over two levels, as per the measured floor plan

3.?877m² of land, Volume 36386 Folio 19

4.?Built in 1993 in solid brick veneer with a tiled roof

5.?Air conditioning upstairs, with each level set up to live independently

6.?Full laundry, linen and storage on the lower level

7.?Off-street parking on the sweeping driveway

8. ?Kingborough Council, zoned Low Density Residential

9.?Rental appraisal of $620 to $700 per week, signed off and available on request

10.?Vacant possession, ready when you are

11.?Offers Over $1,095,000

Views like this don't get made anymore, and in Taroona they rarely come up for grabs. Be quick, this one won't hang about.

WHAT TO DO NEXT...

Call or text me today for the full buyer pack, the floor plan and your private inspection time.

Contact: Ant Manton - 0408 621 856 - antmanton@ljhpinnacle.com.au

Onwards and upwards to your next river-view chapter!

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

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NOTE: Some photos have been digitally styled to make the home look REALLY pretty!

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	Y9J1F
Property Type	House
House Size	182 m2
Land Area	877 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Balcony
	Deck
	Dishwasher
	Built-in-Robes
	STUNNING Water Views







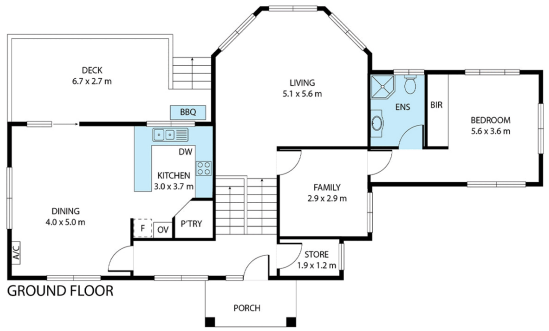


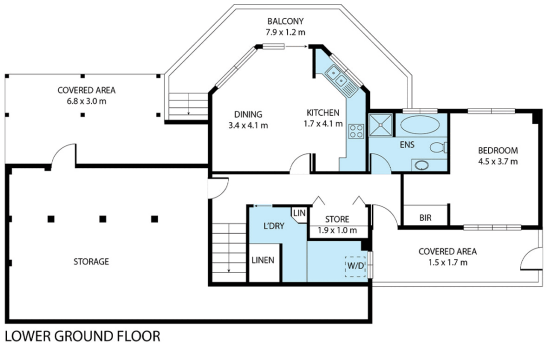


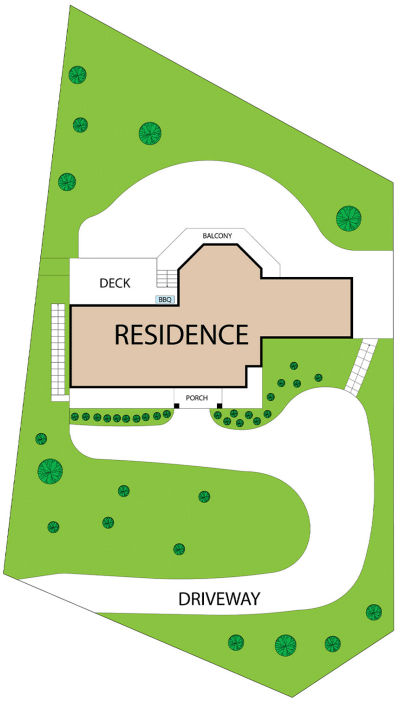
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Total approx. house area: 155 sqm

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

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