



**SOLD**

## A SEA-CHANGE LIFESTYLE AND VIEWS AWAIT

Superbly Situated in sunny Opossum Bay this property would suit a family, empty nesters or make a wonderful weekend retreat, an easy 40 minute commute to Hobart CBD or Airport.

This beautiful family home ticks all the boxes for many lifestyle choices; families, couples, sea changers.....

Tired of suburb living with neighbours on fence line?

A forty minute commute from the CBD of Hobart will find you living in a 3 bedroom, 2 bathroom, open plan living home with plenty of space for children, pets, vegie garden, native gardens, lush green grass yard and room to store those caravans, boats, trailers etc.

Entering the home off the front Verandah, you'll immediately enjoy the easy flow of the open planned kitchen, dining and lounge areas with polished boards throughout, encompassing the spectacular views of the River Derwent across to Blackmans Bay, Kingston, the Alum Cliffs and Taroona, all framed by Mount Wellington in the background. The kitchen itself is an entertainers delight, with ample bench space, island bench, drawers and cupboards aplenty and a large corner pantry.

The master bedroom has amazing views, walk in wardrobe and ensuite.

The additional two bedrooms both have built in robes and beautiful views of the River Derwent.

The family bathroom has both a shower and bath with a separate toilet.

The home has a large laundry with many storage cupboards and access to the undercover patio area at the rear of the home.

Serviced by a septic tank waste water system, with the household water provided by 4 tanks, say goodbye to TasWater bills.

The home is heated by a Daikin Reverse Cycle Heat Pump.

The 5066m2 property is well landscaped with fenced off vege garden, fruit trees, various outdoor garden nooks, outdoor firepit area and the stand alone garage and carport gives you the security to store not only your vehicles, but also a caravan, boat or trailer, plus there is an added bonus of a fully lined home office.

Opossum Bay Village is surrounded by 7 Glorious beaches all within a 15 minute walk (Opossum Bay itself 4 minute walk), The Opossum Bay Store a 3 minute walk for all the essentials or weekend pizza, South Arm a 5 minute drive offering local Store, Cafe, Chemist and the local RSL and Golf Club.

The approved Arm End Gold course is now starting to take shape with walking tracks and the prospect of a hit of golf nearing closer, Opossum Bay is well placed to come under increasing

**3 BED | 2 BATH | 3 CAR**

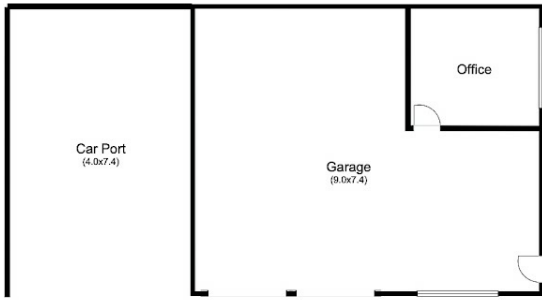
**PRICE:**  
**\$705,000**

**OPEN FOR INSPECTION:**  
**N/A**

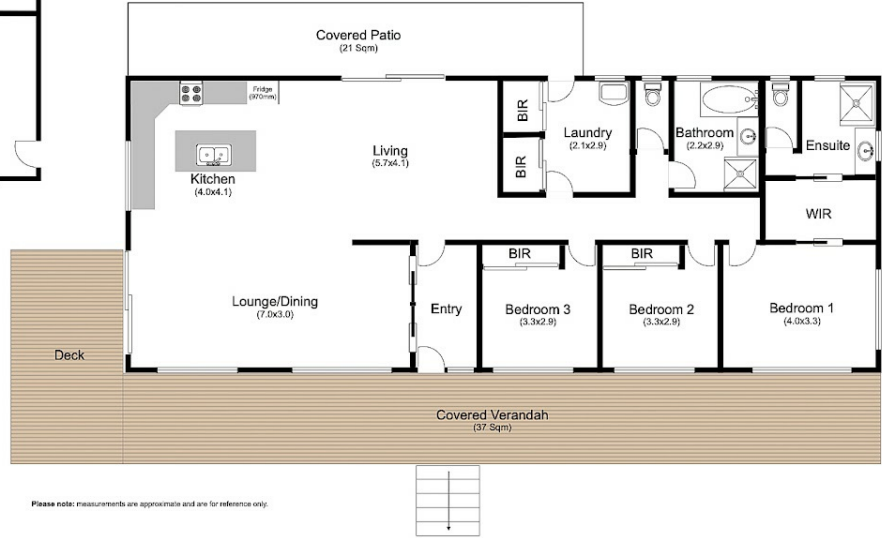


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3687 South Arm Rd, Opossum Bay



Floor Space: 156 Sqm  
Front Verandah: 37 Sqm  
Rear Patio: 21 Sqm  
Garage/Office/Car Port: 96 Sqm  
Total Under Cover Area: 310 Sqm



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

