

SOLD

NEW PRICE FOR A VERY NICE HOME INDEED!

Perfectly poised on the western slope of Bluff Rock, 13A Tassell Street is set to reap the benefits of inner city living and exemplifies the rapid gentrification of Spencer Park.

Custom built in 2010 to super high standards by its owner builder, this generously proportioned 3x2x3 brick veneer and iron home with multiple living areas, flexible floor plan and a luxurious adult retreat on the upper level is sure to impresses.

Split level and on a compact 490m2 lot, it generously provides nearly 300m2 of carefully planned habitable space and nearly 50m2 of garaging for its lucky occupants.

Entry to the property is down a sloping driveway to a beautiful home with double garaging, paved courtyard, and a central porch at front.

Inside, light and bright wall finishes are balanced by the warmth of wood resonating from the floor underfoot. And it is here you will find the first of three beautifully crafted, inlaid floor compasses, each of them pointing exactly in the right direction they should!

Off the entry is a theatre room (or fourth bedroom) and direct access to the garage, plus a short flight of stairs upward to an adult retreat and steps downwards to a shared living/family zone of the home.

Downstairs is an open plan kitchen/dining/living, where still the wood floor shines and glows in bright northern light. The kitchen with fabulous outdoor entertaining area opposite is central to the space, with the traffic zone between the two featuring the second inlaid compass in the floor. Flanking this central area and tucked in back toward the front of the home is a dining area for sharing intimate meals with friends. Off to the other end is a lazy light filled lounge for relaxing.

A passage off the south side of the room gives rise to two good sized family bedrooms, a large bathroom, a large laundry, a WC and access to the external service area.

Back inside and upstairs, the adult retreat is also filled with lightness and warmth. It comprises a private living area with a view to Bluff Rock, and the third inlaid floor compass, a large light filled and lushly carpeted master bedroom, a large WIR (with drop down ladder access to ceiling storage) and a spacious ensuite.

4 BED | 2 BATH | 3 CAR

PRICE:
\$600,000

OPEN FOR INSPECTION:
N/A

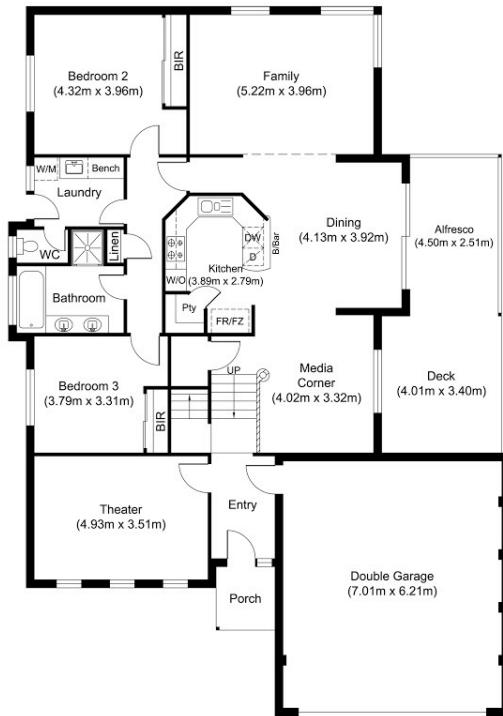


Anne Brandenburg

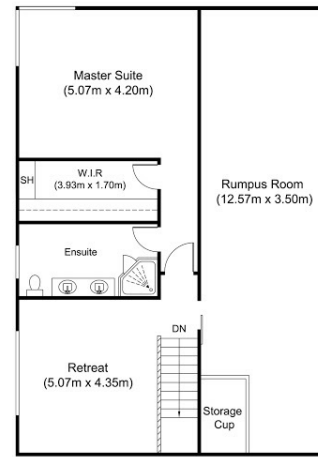
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Lower Level
Approximate Floor Area
(208.10 sq. m)



Upper Level
Approximate Floor Area
(112.70 sq. m)



TOTAL APPROX FLOOR AREA 320.80 SQ. M

Measurements are approximate. Not to scale. Illustrative purposes only.

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.