



19 Chisholm Ave, Clarence Point



PARADISE POINT PERFECTION @ CLARENCE POINT LUXURY LIVING OR BNB ACCOMMODATION

Majestic Private Residence or Up Market BnB Accommodation.

Stunning and magnificent, contemporary design and architecturally inspired to provide a modern easy living lifestyle, on acreage with all of the latest conveniences. High end quality appliances, fixtures and fittings.

This standout property with eastly aspect, receives the earliest morning sun and commands captivating panoramic Tamar River views.

The simplistic yet impressive floorplan and layout is attractive, inspiring and functional, all rooms are spacious, with plenty of natural light.

The ground floor comprises a gigantic rumpus , an indoor Himalayan salt swimming pool, 2 bedrooms, commercial size laundry, bathroom and a large storage room.

Upstairs includes 5 spacious bedrooms, all with birs, main with walk-in robe and deluxe ensuite. The gourmet kitchen incorporates a spacious dining area and features, double granite bench tops, European appliances, double oven, island bench, butlers pantry, direct access via folding doors to a glorious deck and constant river views. The living room measuring 7.5 x 6.3 metres enjoys all day sun and panoramic views.

📏 1.00 ha

Price	O/O \$1,495,000
Property Type	Commercial
Property ID	1018
Land Area	1.00 ha
Office Area	1 m2

AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property
Sales
31 Encee Dr St Leonards, TAS,
7250 Australia
0432256682



This magnificent property has the following features

Land size approximately 1 hectare, home is approximately 470m², plus verandas and undercover entrance.

Deducted heating and cooling throughout, C-BUS control system for automation, therapeutic heated pool recently serviced and updated, double window furnishings comprising UV blinds and Roman blinds.

Huge 6-bay colour bond garage, measuring 32m x 9m x 4.3m in height, has 3-phase power.

Superb location offering peace, tranquillity, views and a stress-free lifestyle, a million miles from the hustle and bustle of city life.

Opportunity to continue as upmarket casual accommodation, enjoying Super Host status with Airbnb and generally netting a turnover of about \$100K pa, with heaps of potential to increase. Enjoying a substantial tariff with a minimum 2-night stay, fantastic reviews 4.86 out of 5 on Airbnb, may be purchased with superior quality furniture.

This is an opportunity not to be missed, well below today's replacement cost, ideal for the interstate owner who appreciates an income and the opportunity to use as required being fully furnished.

Please call Praveen Pant on 0432 256 682 or Paul Scott on 0477 771 098 or email pauls@tasbps.com.au/ praveenp@tasbps.com.au

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF;

Please Note: All figures quoted are approximate.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.