






## 70A Princes Street Sandy Bay TAS

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Boasting a superb location within the highly sought heritage precinct of central Sandy Bay within minutes of services and shopping, this stylish expansive and modern family home is set over 2 levels.

Entry level offers, one-bedroom, expansive living area, bathroom and 2nd kitchen, an ideal setup for an extended family co-existing under the one roof, or alternatively as short-term accommodation to supplement the mortgage payments. There is also a huge double garage/workshop on this level.

The upper-level benefits from amazing views of the Derwent Estuary, Sandy Bay, casino and eastern shore suburbs. There are 3 perfectly located adjoining living areas including quality equipped eat-in kitchen dining, family room, and formal lounge. All of this plus an

**Building Size** : 324 sqm  
**Land Size** : 604 sqm  
**View** : <https://www.lennardmclure.com.au/sale/tas/hobart-southern/sandy-bay/residential/house/5923850>

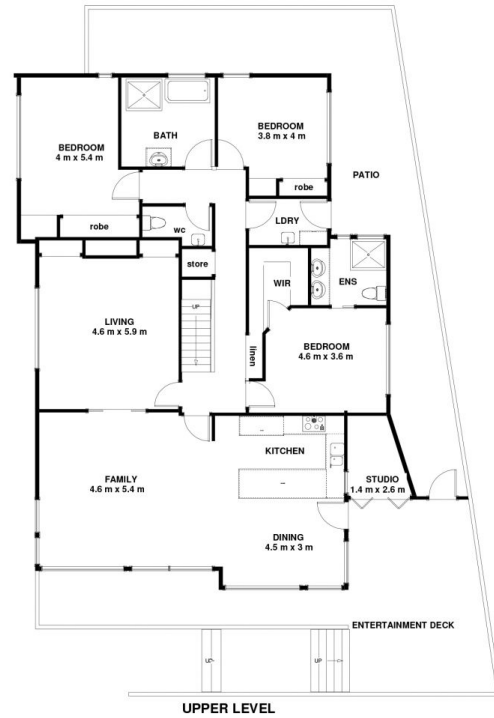
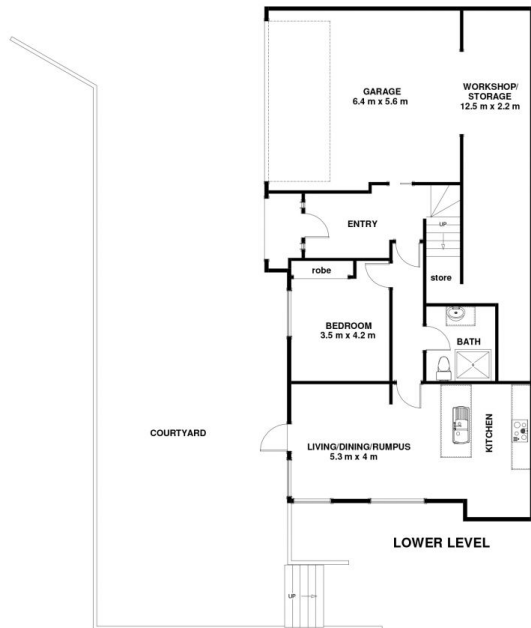


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70A Princes St Sandy Bay TAS 7005  
Approx Internal Space 318 sqm (Inc Garage)  
Approx Patio 43 sqm  
Approx Coutyard 70 sqm  
Approx Workshop 26 sqm  
Total Usable Space 506 sqm



Disclaimer: All measurements and floor plan details are for informational purposes only. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended. The approximate internal area measurement does not directly reflect the government evaluation of the property area.