






**62 Red Chapel Avenue Sandy Bay TAS**

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Sitting majestically in the dress circle of Sandy Bay this extensive family home is spread over two levels that offer spectacular water views out over the River Derwent. Whether they are from the upper sun-drenched alfresco deck or the glass atrium that wraps around the dining area or from the stunningly modern kitchen; the heart of the open planned upper-level living areas. On this level, the very generous informal family area off the kitchen not only looks out to the river, it has direct access via French doors onto a private afternoon sun filled leaf enclosed rear paved courtyard. The large separate formal lounge is heated by a gas fire and shares a similar delightful water and garden outlook. Not to be left out, the downstairs main bedroom also enjoys masses of sunshine and the same extensive marine and garden panorama - feel the sun's warmth as you sit in bed watching the yachts sail by.

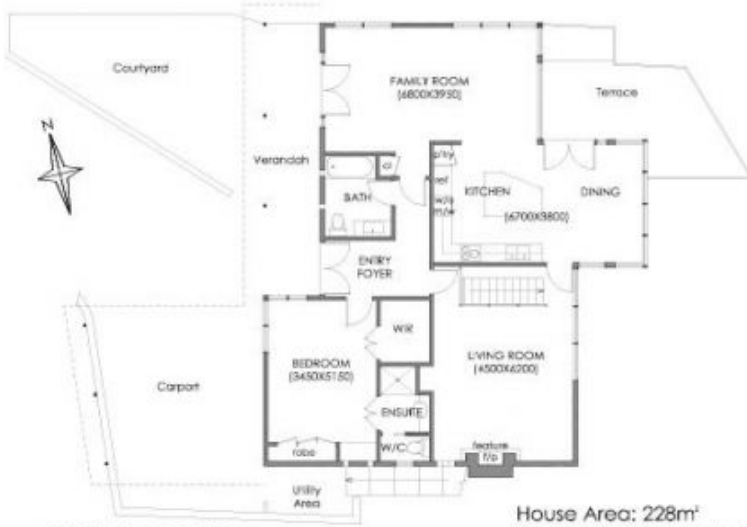
**Price** : \$ 1,050,000

**View** : <https://www.lennardmclure.com.au/sale/tas/hobart-southern/sandy-bay/residential/house/5923901>



**Debbie Burgess**  
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SANDY BAY  
62 Red Chapel Avenue  
House Area: 228m<sup>2</sup>(24.5sq)



**GROUND FLOOR**

House Area: 228m<sup>2</sup>  
 Courtyard/Verandah: 47m<sup>2</sup>  
 Carport: 33m<sup>2</sup>  
 Terrace: 18.5m<sup>2</sup>  
 Workshop: 20m<sup>2</sup>  
 Paved Patio: 41m<sup>2</sup>  
 Garden Shed: 2m<sup>2</sup>  
 Total Usable Area: 389.5m<sup>2</sup>



**LOWER GROUND FLOOR**



IMPORTANT: measurements are approximate-interested parties need to verify