



**SOLD**

## SPACIOUS FAMILY HOME WITH EXPANSIVE VIEWS - PRIVACY & CONVENIENCE

Perfectly located Gem, situated privately off street at the quiet end of Leura Street, this substantial home offers expansive views across Kangaroo Bay foreshore, Bellerive Yacht club, Oval, Quay and Bluff, right across the River Derwent from Howrah and Tranmere to Sandy Bay and beyond, with South Arm and Bruny Island in the distance, an impressive outlook - unlikely to be ever built out! With its prime location, spacious layout, and accomodating features, this property is a rare gem that is waiting for you to call it "home".

The spacious floor plan of over 218 square meters offers ample space for you and your family to spread out and make lifelong memories. The living areas are bathed in natural light, creating a warm and inviting atmosphere. The open-concept design seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining guests or spending quality time with your loved ones.

The timeless tas-oak kitchen is well thought out with views and with ample storage space. This four-bedroom home is perfect for growing families, with all bedrooms featuring built-in wardrobes for maximum storage and organization. The master bedroom also features an ensuite, offering you a private oasis to relax and unwind after a long day. The two modern bathrooms are designed to cater to the needs of a busy household.

The property offers 690 square meters of fully landscaped grounds with excellent retaining walls and multiple level entertaining areas, giving you plenty of space to enjoy entertaining in near complete privacy whilst enjoying the outstanding views. The location of this property is unbeatable, with Montagu Bay Primary School, Childcare Centre, Rose Bay High, Rosny College, Montagu Bay Park and Boat Ramp, Rosny Hill reserve, Bike and walking tracks, Clarence Pool, Rosny Bowls Club, Tennis Club, Boat Ramp, Marina, Eastlands shopping centre, local shops, Bellerive Ferry and public transport all within 5 minutes walk.....

Hobart CBD is a 7 minute drive away with its vibrant culture, delicious food scene, and stunning waterfront.

Don't miss out on the opportunity to make this dream home yours. Whether you're looking for a spacious family home, a tranquil retreat, or a savvy investment, this property ticks all the boxes. Available with vacant possession, you can move in and make it your own right away.

Please contact Ben Palmer at @realty for a private inspection.

4 BED | 2 BATH | 0 CAR

PRICE:  
\$915,000

OPEN FOR INSPECTION:  
N/A



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Total Approx. Floor Area :205 sqm  
Total Approx. Outbuilding Area : 24 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

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.