



FOR SALE

ELEVATE YOUR LIFESTYLE

Captivating views of the Derwent River with a spectacular backdrop of Mount Wellington will truly make you feel like King/Queen of your castle from this well-appointed 4-5 bedroom brick home.

Ideally located in a highly sort after area, this well positioned property provides walking distance access to Howrah Primary School, the Shoreline Shopping Centre, the renovated Shoreline Tavern, medical services, fitness centre and other retail and professional services. These convenient amenities are balanced with optimal recreational facilities at Wentworth Park Sports and Playground. The park provides walking and cycling trails, beach access and BBQ facilities. A great place for children to play or to take the family's best friend for a walk.

This desirable 215 m2 home ticks all the boxes for family-friendly living spaces. Upon entering the lower level, you are greeted by a wide entry, internal garage access, as well as a bedroom and media room.

Upstairs the floor plan seamlessly integrates a combined dining area and a stylish Tasmanian timber kitchen. The generous lounge area captures the magnificent views that will enthrall you through all seasons. The partially enclosed patio off the living area is the perfect place to unwind. Sipping wine while watching a stunning sunset as yachts sail down the river or even capturing a beautiful aurora in the night's sky is a great way to relax at the end of the day.

The master bedroom is cleverly set away from the other bedrooms. It features a chic en-suite and an abundance of storage. The other two upstairs bedrooms are generously proportioned with built-in robes and study nooks. The main bathroom includes a deep tub and separate shower. A sunroom off bedroom three offers the perfect space for a playroom or teenager's hangout.

The house sits on a 703m2 block with a near level backyard that provides ample room for children's play equipment, raised vegetable garden beds and a BBQ area. Additional under house storage provides extra storage space and there's side access into the rear yard with enough room to park a boat or caravan.

This well positioned home is perfectly set up for multigenerational living and will meet the needs and lifestyle choices of every family member. Make it your castle before someone else does.

4 BED | 2 BATH | 2 CAR

PRICE:
offers over \$895,000

OPEN FOR INSPECTION:
N/A

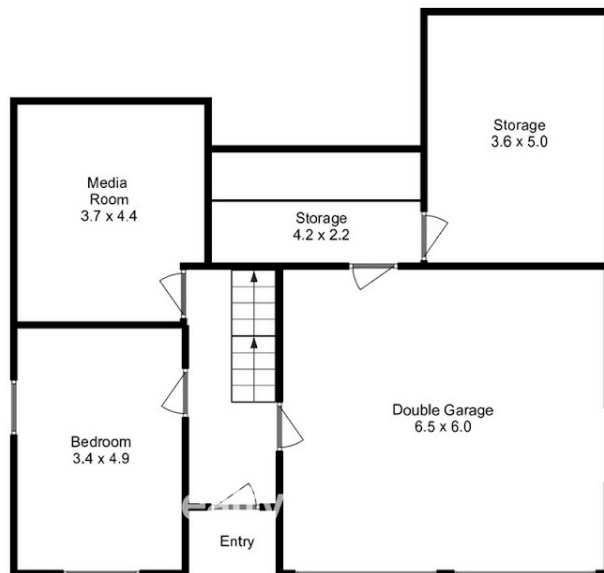


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Upper Level



Lower Level



Approx. Floor Area : 215 sqm
(incl Garage, excl storage rooms)

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.