

**1 Broad Street, Lindisfarne, Tas 7015**

RIPPLE

**Sold House**

Saturday, 13 April 2024

1 Broad Street, Lindisfarne, Tas 7015

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Mel Shutt

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## Contact agent

Modern features abound in this classic three-bedroom home located close to ever-popular Lindisfarne's many amenities - offering an outstanding opportunity for family living just 10 minutes from Hobart's CBD. Built circa 1954, and retaining nods to its vintage past, much work has been done to create a comfortable and inviting home - there's ceiling insulation, a new hot water cylinder, NBN connection, and rewiring. Entering through the covered porch, you'll be greeted by beautifully polished Tas Oak floorboards. A cosy wood fire and reverse cycle air conditioning in the stylish lounge will maintain an ideal year-round temperature, along with all-day sun that brightens the entire living space. Around the corner is an impressive kitchen - light and functional, with modern appliances and ample storage space. There's room for dining with a lovely outlook over the rear yard and surrounding hills, plus access to the delightful sun deck - a fantastic spot to enjoy a relaxed weekend breakfast or take some time out for quiet reflection. There are three double bedrooms, the master with a generous walk-in wardrobe; a chic bathroom with shower over bath, vanity and toilet; plus storage and laundry facilities under the house. An appealing additional feature is the separate outdoor studio with bathroom and room for a kitchenette - it's a wonderfully versatile space that would suit as a home gym, artist's studio, office, or teenager's retreat. The 749sqm block contains low maintenance and leafy grounds, an established veggie garden and fruit trees - apricot, fig, apple, and two plum trees - and plenty of space for kids to play. Off-street parking is also available. You'll find cafés, shops and services around 1km away at quaint Lindisfarne Village, there is a regular bus service just around the corner on the East Derwent Highway, and several reputable schools in the area, including Lindisfarne North Primary an easy stroll from home. Scenic Natone Hill Reserve is incredibly close by, and is a fabulous place to explore nature, with extensive walking trails and panoramic views from the pinnacle's lookout. You will also be near to the Geilston Bay Recreation Area and the start of the picturesque Clarence Foreshore Trail, following the waterfront to the Tasman Bridge and beyond. Combining a convenient and contemporary family lifestyle with a touch of character - this exceptional property is sure to impress. Contact Mel today to arrange a viewing time before it is snapped up! We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.