

# 1 Eden Place, Howrah, Tas 7018

## Sold House

Tuesday, 14 May 2024

1 Eden Place, Howrah, Tas 7018

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 630 m2

Type: House



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**\$730,000**

All the hard work has been done in this beautifully renovated home with a spacious lounge room, quality finishes, and stunning elevated views of the River Derwent and Mount Wellington, all positioned within walking distance from shops, cafes, transport and the beach. Spacious and light-filled, the property features three bedrooms, one bathroom, single garage plus workshop area, grassed backyard, under house storage, side access with a parking pad for a boat or caravan, hidden laundry, sun deck, and a study nook off the kitchen. As you head up to the front balcony past mature gardens, you will appreciate this quiet location. Before you even step into the home, you can enjoy mountain and river views across the treetops. Once inside, the generously sized lounge room with gorgeous timber flooring welcomes you in and offers an inviting space to gather with sensational views from the large corner windows. Bright and airy, the contemporary kitchen is adjacent to the dining area and has everything you need to prepare delicious meals, and there is also a study nook to the side. French doors lead out to the sun deck and backyard, ideal when entertaining. When family and friends come over for lunch, you can utilise the private fully fenced backyard and enjoy a barbeque on the large deck. Established gardens provide a lovely outlook and there is plenty of grassed space for the kids and pets to play on. All three bedrooms have built-in robes while the spacious main bedroom boasts mountain views from its corner aspect. The bathroom has a full sized bathtub for soaking in at the end of a long day, and a separate toilet. Positioned only 160 metres from public transport, the home is just 300 metres from Shoreline Park, 700 metres from shops and cafes at Shoreline Plaza, 950 metres from Howrah Primary School, 1.1km from Howrah Beach, and around a 16 minute drive from Hobart's CBD. Don't miss this fantastic opportunity!