

**1 Nicholls Street, Devonport, Tas 7310**



**Sold House**

Saturday, 17 February 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Area: 746 m2**

**Type: House**



Stacey Sheehan  
0499206010

## Contact agent

Grand Family Living 100m (approx.) from the Waterfront Situated only 100m (approx.) from the waterfront, this double story, family residence is grand in size and design, encompassing 4 bedrooms, 1 study office, 2 bathrooms + a powder room and 3 separate living areas. A white fence and electric gate keep the home privately kept, while well-established hedging creates your own coastal oasis. A recently completed addition + renovations and building extension to the kitchen, dining and bathroom offer a sophisticated coastal design that is light and welcoming. Best described as an entertainer's dream, the large rumpus area offers a sleek design of pitched ceilings, a wood fire, a gym/wellness space, and an LED lit bar, complete with quality black joinery and black Sassafras timber floating shelves. The renovated kitchen, which is a building extension/addition, sunroom and dining space is open plan and soaked in natural sunlight, also featuring one of three woodfires throughout the home. Crisp white joinery, blue subway tiles and a kitchen servery window that open onto the zen entertaining deck create a space that can be enjoyed by the entire family - the built-in window seats in the sunroom are perfect for a relaxing afternoon with a good book, while you watch the children enjoy a game of soccer in the yard. A further large living/lounge space is located at the other end of the home and features the original built in fireplace - a lovely statement piece. A study/home office with built in book shelves and a guest bedroom with built in robes are also located on the lower level, along with the separate laundry and original bathroom with a shower and toilet. Upstairs, a further three bedrooms with built in robes enjoy lovely warm sunlight and gorgeous views of the Mersey River. Positioned centrally to the bedrooms, the second bathroom, which has been fully updated, features a shower over bath, vanity and beachy aqua tiles. A large timber balcony overlooks the Devonport waterfront - enjoy Friday cocktails and Sunday morning coffee while watching the Spirit set out to sea. The fully fenced yard is secure for pets and children, and a 5m x 3m (approx.) storage shed with a roller door behind the house offers space for gardening tools, bikes and kayaks. A pristine location just moments from the Devonport CBD and surrounded by beautiful walking tracks that lead to popular cafes and beaches - Marion Storm and Drift Café will become your weekend regulars!