

**1 Palm Road, Risdon Vale, Tas 7016**



**Sold House**

Monday, 14 August 2023

1 Palm Road, Risdon Vale, Tas 7016

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 722 m2

Type: House

## Contact agent

This perfectly functional house with its two separate and self-contained living areas will be well suited to a large family. If you find yourself living with children who would appreciate certain independence or have elderly parents in your care, this house may be the right one for you. It could also become a great investment or a renovation project for anyone looking for such an opportunity. This home grants large living spaces and bright spacious rooms throughout. The front garden is well established, and the house has a pleasant street appeal with a white picket fence awarding character and charm. All up there are four spacious bedrooms, two living areas, two kitchens and dining areas, a family bathroom and guest toilet as well as an ensuite. The front part of the house is taken up by a large open plan living area with kitchen and dining space. The adjacent and impressively spacious bedroom accommodates a wall-long built-in and features a large bay-style window which frames the view of Mt. Wellington towering over the surrounding areas. The practical kitchen contains a breakfast bar for three, plenty of bench and storage space, double stainless-steel sink, free-standing oven with cooktop and range-hood. The ensuite has been fitted with a corner shower, single vanity with cabinetry and toilet. It can also serve as a laundry with enough space for a washing machine. This completes the front part of the house, which can function well as a self-contained living space with its private access both from the front and side of the house. The second living area is wonderfully spacious and has been fitted with a heat pump for your comfort. A large window overlooking the garden and the native bush in the backdrop allows plenty of natural light. Adjacent to the living space is a formal dining room, which then leads onto the kitchen and also opens up to the outdoor deck. The kitchen offers generous bench space and storage. A double stainless-steel sink and free-standing cooktop with oven make it a perfectly functional space. A sufficient green area at the back offers great space for children and pets to enjoy their play. Behind the large garage/workshop, at the back of the property is a workable space ideal for a keen gardener with garden beds already in place. There are also three garden beds on the side of the house. This attractive property lies in a quiet part of the suburb, with native bush only a few hundred metres away. There are several play parks in the neighbourhood, a public primary school, and an oval. A trip to Hobart CBD will take you approximately 20 minutes. The appeal of this property is largely amplified by the two separate living zones with large room and plenty of natural light, ideal for large families or anyone looking for flexible living arrangements. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.