

# 11 Conrad Drive, Otago, Tas 7017

PETERSWALD  
for property

## House For Sale

Tuesday, 28 November 2023

11 Conrad Drive, Otago, Tas 7017

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2023 m2

Type: House



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## **\$995,000+ price range**

Positioned upon a near-half-acre allotment, immersed in nature, sits an impressively spacious family home in the heart of waterside Otago, providing a private bushland retreat in a prestigious location. Spanning three generous levels, the expansive home features numerous family living spaces, each bathing in abundant sunlight and warmth. The character-filled residence takes style cues from its natural surrounds, with exposed brick, extensive use of timber, and large windows which frame the leafy views. Cleverly designed to maximise space and liveability, each floor contains sumptuous lounge space. The entrance floor boasts split-level living, with a sunken lounge and dining area extending to a sun-drenched timber entertaining deck overlooking the beautiful grounds, and a sitting space above, spilling out to the garden courtyard. The lower-ground-floor is home to another generous family room, with tiled flooring and a central wood heater, which opens out to a sheltered paved terrace overlooking the stunning surrounds. The crisp-white kitchen is nestled within the mid-level, within close proximity to family dining. The culinary space comes complete with premium stainless-steel appliances, plenty of storage, and solid countertops. Comfortable accommodation comprises of three light-filled bedrooms, each inclusive of built-in wardrobes. One is located on the lower-ground-floor, and the remaining two are upstairs. The master enjoys private access to the courtyard, and an en-suite. A separate cottage, currently configured as an artist's studio, provides additional living space, or accommodation for guests, with delightful views, plenty of sun through skylights, and access to the loft. The bathroom contains an over-bath shower, and a vanity, with a separate toilet adjacent. The large laundry enjoys direct outdoor access, and plenty of storage. On the lower-ground floor, further storage is located within a large storeroom, which can double as a home office. There is plenty of parking on-site, and garden sheds for the ease of outdoor care. The extensive grounds feature numerous outdoor entertaining spaces amid the spectacular surrounds. A secluded garden courtyard, complete with brick barbeque, provides an intimate al fresco setting, encased by landscaped gardens filled to the brim with blooming florals, established trees, and leafy greenery. Ideally situated just one street back from the waterfront, occupying a private position for a peaceful living experience while still only a short drive to the amenities and services of neighbouring suburbs, and Hobart's CBD, this remarkable home in Otago provides a superior level of family comfort in a serene, river-side location.