

12 Delta Avenue, Tarooma, Tas 7053

Raine&Horne.

Sold House

Monday, 14 August 2023

12 Delta Avenue, Tarooma, Tas 7053

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1439 m2

Type: House



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This lovely split-level three bedroom home with a large, landscaped and private garden, is almost definitive of the style of property that is popular in Taroom. Nestled snugly into a large block on a quiet street the home is surrounded by its garden featuring a variety of deciduous and native plantings which provide privacy and screening from the street and neighbours. In addition, through a garden gate you will have direct access to the local park and playground.. The house is entered via winding and sheltered formed pathways leading from both the street and parking area to the undercover porch. The front door opens onto the home's hallway with the lower level living area accessed by a short staircase. This opens into a spacious lounge room featuring a lofted ceiling and fireplace with wood burning stove as well as reverse cycle air-conditioning (heat pump). This room draws the surrounding garden into the home through the large windows which in turn provide a serene ambience. Moving from the lounge you enter the well-proportioned kitchen which features plenty of bench space, storage and a breakfast bar. The associated dining area is of a good size and has a doorway leading out onto a small semi-enclosed deck and ramp down into the back garden. Just off the dining area is the generously sized laundry. Off the hallway are three good sized bedrooms, the largest of which has a built-in robe. The hallway has built-in storage. There is a sunny family bathroom with shower, vanity and corner hip bath as well as an adjacent powder room with toilet and hand basin. There is a good size workshop beside the driveway, as well as a smaller garden shed. The house is surrounded by lovely gardens. Cleverly laid out with numerous pathways and gentle terracing the garden has a life of its own. Birdsong adds a background theme as you explore and enjoy the varied aspects of the grounds, which include several charming seating areas and a fully enclosed, highly productive, vegetable garden and fruit trees. With established deciduous trees the garden benefits both from the changes in colour of the foliage throughout the year as well as the shade provided in summer and open sky in the cooler months. Taroom offers a wide range of outdoor activities from water sports through to walking tracks. The golf course in Kingston Beach is nearby as are its restaurants and other amenities. Taroom is also home to a fantastic primary and high school, which are often the reason families relocate to the suburb. Taroom has a lovely cafe, parkland and sandy beaches and the start of the popular Truganini Track leads from the nearby Cartwright Reserve through the Truganini Conservation Area to the Mount Nelson Signal Station and restaurant. The nearby shopping centres of Sandy Bay and Kingston provide convenience and plenty of variety. This home is close to public transport services with connections both to Kingston and further south as well as the Hobart CBD.