

**138 Derwent Avenue, Lindisfarne, Tas 7015**



**Sold House**

Saturday, 2 December 2023

138 Derwent Avenue, Lindisfarne, Tas 7015

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 607 m2**

**Type: House**



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**\$785,000**

Boasting expansive views across the Derwent to the city and beyond, this beautifully renovated brick home offers ample accommodation, refreshed kitchen with the addition of a large butler's pantry, a stunning modern bathroom and fully landscaped yard with multiple outdoor entertaining areas. The kitchen, living and dining area is light filled and spacious, sharing the stunning outlook with floor to ceiling sheer curtains that provide an elegant feel and offers a built-in wood heater for year-round comfort. The large kitchen has been updated with quality appliances and ample storage space, a large butler's pantry including the laundry space. Accommodation is provided by four generous bedrooms, two with built in robes and all upstairs bedrooms are equipped with panel heaters. The family bathroom has been beautifully renovated with a modern appeal, including a freestanding bath, shower, vanity, toilet, and gold tapware. There is also a spacious utility room downstairs with heating and built in cupboards. The rear yard is fully fenced and has been landscaped to provide several outdoor entertaining areas, a lower private deck is great for a quiet BBQ area, while the top terrace has a pebbled area great for sitting around a fire pit and a second large deck ideal for larger gatherings, the rest of the yard is low maintenance. Situated conveniently in the ever-sought-after Lindisfarne, you are only minutes from the Natone Hill Bushland Reserve and the Foreshore walking track, local cafes, shops, doctors, and prestigious schools. Public transport is accessible at the end of the driveway and with Eastlands and Hobart CBD only a short commute - you'll have everything you need at your fingertips.

- Panoramic views of Derwent River and beyond
- Spacious kitchen with quality appliances
- Large butler pantry with laundry inclusive
- Four generous bedrooms and a utility room
- Stunning family bathroom with modern appeal
- Multiple outdoor entertaining areas with space for a fire pit
- Single car garage with heaps of additional storage or workshop space
- Wood heater and panel heating for climate control
- Close proximity to Lindisfarne Village, walking tracks, public transport and more
- Water rates approx. \$1,070pa
- Council rates approx. \$2,300pa
- Rent appraisal \$590 - \$650pw