

**147 Derwent Avenue, Lindisfarne, Tas 7015**



**House For Sale**

Tuesday, 14 November 2023

147 Derwent Avenue, Lindisfarne, Tas 7015

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 669 m2**

**Type: House**



David McLeod  
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## Offers Over \$795,000

With easy level access and boasting stunning river and mountain views, this perfect weatherboard home is ideally situated withing walking distance of Lindisfarne Village as well as local parks and schools. This charming home has been lovingly renovated and maintained and offers a neutral colour palate, gorgeous timber floors and terrific floorplan for easy living. The generous open plan living space is comprised of a lovely lounge with a cosy wood fire that flows perfectly to the dining space and beautiful modern and spacious kitchen. The kitchen itself offers loads of cupboard space, quality appliances and all day sun. Accessed off the kitchen is the sundrenched deck, offering the best of the idyllic outlook as well as a view over the yard. Accommodation is provided by three generous bedrooms, with the master tucked away from the living space and all kept nicely warm or cool by a brand-new heat pump. The family bathroom is neatly presented with a large bath for the kids. There is a very useful second toilet off the laundry also. Underneath the home with separate access is a very versatile space, potentially a rumpus-type room, workshop or games area. Outside, the grounds are impeccable. Beautifully cared for, practical and private. There are established trees, shrubs, lawns as well as a second deck for entertaining and relaxing – just bring your BBQ and pizza oven. What an ideal home for many buyers of all ages. Level access, plenty of off-street parking, gorgeous views, warm, inviting, and stylish and charming. A home for your family, perfectly situated close to all essential services and well worthy of your inspection. -?Gorgeous home impeccably presented inside and out-?Modern kitchen with views of mountain and river-?Sunny lounge with wood fire-?Neutral colour palate, timber floors, sandstone paths-?Two sunny entertaining decks and versatile space under-?Neat family bathroom and two toilets-?Three generous bedrooms with heat pump-?Great off-street parking-?Rates - approx. \$1840pa-?Water - approx. \$1200 pa