

**170a Waterworks Road, Dynnyrne, Tas 7005**

**petrusma**

**Sold House**

Saturday, 12 August 2023

170a Waterworks Road, Dynnyrne, Tas 7005

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jake Towns  
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Stuart Benson  
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**\$850,000**

Nestled within a lush natural environment, this substantial home boasts generous dimensions with an adaptable floorplan, making it an ideal choice for families, investors or buyers in search of a peaceful getaway just moments away from Hobart CBD. This property unveils a unique possibility for dual streams of revenue. The existing tenancy agreements currently yield \$700 per week for the primary residence and the additional accommodation was previously achieving \$340 per week.

- Leafy outlook over the Sandy Bay Rivulet
- Effortless flow between indoor and outdoor areas, perfect for entertaining
- Versatile floorplan with the option for combined or split living
- Possibility for a dual income opportunity
- Open plan living areas with modern kitchens
- Master bedroom with ensuite and built in storage
- Three additional bedrooms, one with WIR
- Spacious and modern bathrooms
- Located in the popular suburb of Dynnryne
- Minutes to shops, cafes, schools and the Hobart CBD

The expansive deck at the rear of the property is a fantastic space for entertaining friends and family whilst enjoying the peace and tranquillity from being surrounded by nature. This really is an ideal opportunity for anyone seeking a home near the City, UTAS and the South Hobart shopping precinct.

Year Built: 1995  
Construction: Weatherboard & Colorbond  
Roof: Colorbond  
Heating: Heat pump

Get to know Dynnryne Nestled in Hobart's heart, Dynnryne offers a serene oasis with lush streets, river views, and a blend of history and modernity. Its peaceful atmosphere, proximity to CBD, Utas and cultural sites make it a haven for balanced living.