

# 174 Waterworks Road, Dynnyrne, Tas 7005

## Sold House

Monday, 14 August 2023

174 Waterworks Road, Dynnyrne, Tas 7005

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 6900 m2

Type: House



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## Contact agent

Looking to the leafy green vegetation on the far side of Sandy Bay Rivulet is one of the many assets of this property, not only because of its peaceful beauty, but because much of it is on the property's title. This four bedroom family home is situated on 6,900m<sup>2</sup> of land that straddles the Rivulet with attractively landscaped gardens on the street side and rambling, partially cleared bushland on the other, the two areas connected by a rustic wooden pedestrian bridge. Since its origins this beautiful home has been basically rebuilt and transformed into the house that proudly sits here today. The living areas occupy much of the middle level, comprising a well-equipped kitchen with quality cabinetry. On one side of the kitchen is a cosy sitting room, whilst an extensive living/dining room on the northern side captures the sun throughout the day. A sliding door opens onto an equally sunny deck, ideally placed to maximise the bushland views and outdoor living. The primary bedroom can also be found on this level along with a large walk-through wardrobe and en suite. The upper level of the home has a versatile floorplan, currently with three double bedrooms, a study and a family bathroom. The lower level of the property is accessed through a 'secret' door in the kitchen leading to an environmentally efficient spa and sauna serviced by a freshwater tank and solar panels, with accompanying shower and toilet facilities. A garage/workshop and two store rooms are also on this level. A bitumen driveway accesses both the garage and triple carport, under which is a recreation room, currently used for table-tennis, but equally ideal as a pool room, music room or art studio. The gardens below the home are well established and attractively landscaped for ease of maintenance, with beautiful flowering plants, productive raised bed vegetable gardens and a variety of fruit trees from lemons and figs to walnuts and hazelnuts. Wandering through the securely fenced garden and across the bridge to the 'wild side', offers serenity and escape from the hustle and bustle of daily life. Not only is the property close to the city, but it is a 6 minute drive to the Sandy Bay shops, two primary schools are within a 2km radius, regular bus services, the local high school and various independent schools are within a 5km radius. With bushland walks on the doorstep, and the beautiful Waterworks Reserve nearby, this is an idyllic property.