

# 19 Waverley Court, Bellerive, Tas 7018

PETERSWALD  
for property

## House For Sale

Thursday, 11 April 2024

19 Waverley Court, Bellerive, Tas 7018

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Area: 667 m2

Type: House



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## **\$1,095,000+ price range**

Positioned high above the Eastern Shore's most sought-after suburb of Bellerive, with sweeping views stretching out across the iconic River Derwent, Hobart's cityscape, and kunanyi/Mount Wellington sits an impressive family home of palatial proportions. The home has also had 22 solar panels installed to produce 6.6kw of power. The solid brick, extensive home has served as a much-loved family home, immaculately maintained to create a relaxing retreat that radiates warmth, light, and character, with stunning outlooks. The expansive property spans two generous levels, with numerous, sun-filled family living spaces within each. The upper floor features combined lounge and dining space, where large windows invite endless sunshine while framing the enviable vistas. Further family space on the lower floor awaits, with a large rumpus room, where indoors spills out to a sheltered verandah. Further along from the entrance foyer, there is a spacious lounge room. A spacious kitchen incorporates room to dine-in for the ease of casual meals, and comes fully equipped with quality appliances, an abundance of storage space, and roomy benchtops. Comfortable accommodation comprises of six sizeable bedrooms, three on each level, and each brimming with plenty of natural light. One bedroom on the ground-floor features a walk-in wardrobe, and the three occupying the upper-level are inclusive of built-ins. The master comes complete with an en-suite. The home is well-serviced, with a bathroom on each level. Downstairs, there is an over-bath shower, and a vanity, with a separate toilet adjacent. Upstairs, the bathroom contains a shower, and a vanity, along with a powder room. The laundry enjoys direct outdoor access, along with plenty of room for everyday essentials. On the entrance level, a large storeroom with workshop is located towards the rear of the home. From the upper-level living space, a sun-drenched terrace provides a natural extension to indoor living, providing the opportune vantage point to entertain al fresco with an ever-changing marine and mountain backdrop. Established gardens encase the home, filled with leafy greenery, well-maintained to create a garden oasis and add to the delightful street appeal. Level lawns offer further space to enjoy the outdoors and soak up the sunshine. Within the backyard, the courtyard offers a secluded spot to host family and friends, neighbouring the natural bushland of Waverley Flora Park. A large garage offers secure housing for numerous vehicles, with plenty of additional off-street parking within the lengthy driveway. Elevated to capture mesmerising vistas, with endless potential to further enhance liveability through renovations, this substantial family home in a peaceful cul-de-sac provides a superior level of comfort in a highly desirable Bellerive location. Council rates: \$2,460 pa approx Water rates: \$1,080 pa approx Rental estimate: \$950-\$995 pw Year built: 1976 Construction: Brick