

**2/441 Nelson Road, Mount Nelson, Tas 7007**



**Sold Townhouse**

Saturday, 12 August 2023

2/441 Nelson Road, Mount Nelson, Tas 7007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 187 m2**

**Type: Townhouse**



Jake McIntyre  
0458292043



Sam Monks

**\$915,000**

Nestled amidst a tranquil, leafy backdrop, this 2008-built home is expertly designed to maximize space, sun, and privacy. The low-maintenance property presents in immaculate condition and is generously proportioned throughout, making it ideal for those looking for a safe space for kids, with close proximity to schools, shops, and nature reserves.

- Spacious, light-filled contemporary townhouse in a tranquil location.
- Expansive, free-flowing interiors boasting creative design and stylish finishes.
- Impressive open plan living/dining area seamlessly connects to the smartly appointed kitchen.
- Enjoy effortless indoor & outdoor living with a covered BBQ area and Markilux awning.
- Master suite with a thoughtfully designed ensuite and powder room on the main level.
- Lower level features a comfortable living room, two double bedrooms, a family bathroom, and a second deck.
- Sound proofing with solid concrete floor between floors
- Climate control options include heat pumps, panel heaters, and underfloor heating.
- Polished hardwood floors and a soft, versatile colour palette complement any furniture style.
- Energy-efficient features such as solar hot water, tinted smart glass glazing, excellent insulation, and tank water usage.
- Fully fenced grounds ensure a safe play area for children and pets.
- Ample parking with a large garage and additional carport.
- Conveniently located just a short 10-minute drive to the Hobart CBD & Kingston.
- Close proximity to schools, shops, and public transport.
- Positioned on the cusp of Bicentennial Park and Lambert Park, offering easy access to natural beauty.

Built: 2008  
Construction: Render  
Council Rates: Approx. \$2,950 pa  
Water Rates: Approx. \$1,072 pa + usage  
Rental Rates: Approx. \$595 - \$670 per week  
Body corporate Rates: No Fees

Petrusma Property has obtained the information on this property from what we believe are reliable sources and have no reason to doubt its accuracy however we cannot guarantee its exactness. Prospective purchasers are advised to execute their own enquiries.