

**23 Aruma Street, Mornington, Tas 7018**



**House For Sale**

Tuesday, 2 April 2024

23 Aruma Street, Mornington, Tas 7018

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 848 m2**

**Type: House**



Rose Allie

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## Offers over \$695,000

Designed to capture the sun with its north-facing orientation, 23 Aruma Street, Mornington offers stunning views of the River Derwent, Flagstaff Gully, and Natone Hill. Nestled on the border of a Waverley Flora Park Nature reserve, the position creates a serene ambiance while remaining conveniently close to Hobart's CBD. Having undergone a complete renovation, the home is move-in ready, showcasing a redesigned kitchen with a Butler's pantry and beautifully maintained Tasmania Oak floorboards. The generously proportioned open-plan living, dining and kitchen is framed by the abundant walls of glass providing lovely views and loads of natural light and warmth. In one direction the living area opens onto the covered outdoor entertaining area, creating seamless indoor/outdoor living and the perfect spot to entertain family and friends. In the other direction, offers glass sliding doors onto a balcony where you can sit and enjoy the views. The three double bedrooms, each equipped with built-in wardrobes are generous in size. The family bathroom is both spacious and well-appointed, featuring a shower, bath, toilet, and vanity. Heating is well thought out offering both a reverse cycle air conditioner for convenience and a wood heater for ambience. The home has been rewired throughout. The lower level boasts a versatile multi-use/utilities room, recently refreshed with new paint and carpeting. A substantial 7.4 x 6.3 garage/workshop, complete with an additional storage room, caters to various needs. The convenience of an electronic roller door and internal stairs provides easy access from the garage. There is ample off-street parking for up to four cars. Surrounded by a low-maintenance, meticulously landscaped gardens adorned with thoughtfully selected native plants, the property also features an entrance to the Waverley Flora Park, enhancing the connection to nature. With proximity to transportation, Eastlands Shopping Centre just a 5-minute drive away, the Hobart CBD approximately 10 minutes away, and the Hobart International Airport about 15 minutes away, this residence combines convenience with tranquillity. This home has undergone a comprehensive transformation, ensuring a modern and upgraded living experience both inside and out. Don't miss out, enquire today.