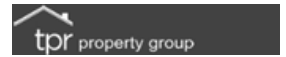


25 Derwent Laken Road, Otago, Tas 7017



Sold House

Saturday, 12 August 2023

25 Derwent Laken Road, Otago, Tas 7017

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1523 m2

Type: House

\$600,000

Incredible river front home with panoramic views. The perfect combination of location and views. Located on a rare 1523 square meter block with absolute water frontage (to the high tidemark), this funky little cottage is only 12 minutes to Hobart, directly across the Derwent from the tourism icon of MONA. Surrounded by luxury homes, the property is on one of the most sought after streets in Otago, a peaceful little hamlet on the North Eastern Shore. This property has great character and a sense of light and space. It faces west, and sun streams through all the windows, with their spectacular ever changing views of Mount Wellington, the river and Bridgewater Jerry. The kitchen has been renovated and includes top end appliances including a 1200mm double oven with gas hotplates and range hood, complete with trendy black tiling for those that love to cook and entertain. The bathroom has also been renovated, once again with that trendy, tiled modern feel. Tas Oak timber floorboards throughout provide an additional welcoming warmth, adding to the lovely feel of the home. The main bedroom is spacious and includes a large built in robe. The second bedroom is equally spacious, while the third bedroom is perfect for a study, nursery or guest accommodation. There are beautiful outlooks from most windows. The deck is perfect for alfresco dining, it opens off the living area, giving mesmerising views of the River Derwent and Mount Wellington, with an equally beautiful night time outlook. The home is heated by sunlight filtering through all the windows, as well as a new reverse cycle air conditioner to keep you warm on those frosty winter nights. This generous block (nearly half an acre) gives ample room to enhance the property with sheds, outbuildings or a gazebo to enjoy those captivating views. The title extends to the Derwent River. Put in stairs or a ramp down to the water, perhaps add a little boat shed, and make this area the ultimate riverscape for all to enjoy. Watch the yachts, the MONA ferry, fishing boats and outdoor enthusiasts enjoying the water from your own backyard. You might even spot a dolphin or two frolicking in the river. If you have been thinking that the opportunity to own absolute riverfront within 15 minutes of a capital city at a reasonable price is well and truly past, this might be the last chance you get. The property could achieve up to \$500.00 per week in rent if you are looking to purchase as an investment. PLEASE NOTE: external photos will be made available as soon as possible. Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.