

**28 Riverway Road, Montrose, Tas 7010**

RIPPLE

**House For Sale**

Tuesday, 14 May 2024

28 Riverway Road, Montrose, Tas 7010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 726 m2**

**Type: House**



Mel Shutt

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## Offers Over \$650,000

This C1930 three-bedroom character home is full of vintage charm and relaxed ambience, yet its rear extension and contemporary elements create space and comfort that are unexpected from its modest origins. Two reverse cycle air conditioning units, a 5kw solar system, and a convenient location just 15 minutes' drive from central Hobart happily contrast original features such as decorative leadlight around the front door, stunning fireplaces, and solid timber floors - a perfect combination of old and new. The light and inviting lounge with a pleasant view over the rear yard is an ideal place to unwind and enjoy family time, there is a spacious and functional kitchen, and the formal dining room has access to the front deck via sliding doors - creating a seamless extension of the living space and a great spot to entertain with friends or have an easy outdoor dinner with the family. All three bedrooms are generously sized, and the master bedroom also has a lovely leafy outlook. The family bathroom includes a vanity, and separate shower and bath, with the toilet adjacent. Outside, the flat 726 sqm block includes a fully fenced yard and low maintenance grounds with plenty of room for kids and pets to play safely. You won't want to spend a minute of your precious free time on yard work, when you could be soaking in the luxurious hot tub that occupies the rear deck, playing eightball or watching the footy with mates in the large shed that has been utilised as an entertaining space. There's even plenty of room for off-street parking. Local shops are easily accessible, and you will reach all the amenities of Glenorchy's Northgate shopping centre in less than five minutes, as well as proximity to MONA and MyState Bank Arena. There are schools and childcare nearby, as well as the Intercity Cycleway and a bus service just up the road. Montrose Foreshore Community Park has level shared paths, a playground and BBQ area, skate park, and plenty of green spaces for free play and picnics. A wonderful character home in an appealing location - effortlessly blending vintage features and modern updates for stylish and low maintenance living with fantastic opportunities to make the most of your recreation time. Contact Mel today to arrange a viewing and see this outstanding property for yourself. 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.