

# 3/177 Tranmere Road, Howrah, Tas 7018

PETERSWALD  
for property

## Sold House

Saturday, 9 March 2024

3/177 Tranmere Road, Howrah, Tas 7018

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 606 m2

Type: House



Bec Owens  
0439623194



Mahalia Triffitt  
0497257781

**\$920,000**

Set in a tightly held waterfront location, you will love watching the world go by from the picture windows that wrap around the living area and master bedroom of this home. Stunning river and mountain views create an ever changing outlook to enjoy from every aspect of the home. Only steps to the waters edge, a perfect place to launch a kayak or swim. Featuring three bedrooms plus a study/office space and a generous workshop/studio off the lock up garage. The open plan kitchen, family and dining rooms enjoy views across the River Derwent to the city. The living area has two spaces, one to sit and enjoy the views and another for watching television. Divided by built in storage cabinets, this room could be opened up into one large area. The living area opens to the front patio, the perfect spot for watching the sunset or entertaining family and friends. The private courtyard captures all day sun and creates a welcoming entry for visitors, being at the rear of the property this is a sheltered space that offers an alternative outdoor entertaining area. A versatile layout, with an abundance of storage and with the living and main bedrooms all on one level, this home would suit families or couples alike. Only a few steps to the garage internally, with level access externally. - Solar hot water with electric boost - New ducted air-conditioning/heating- New carpets throughout- Two bathrooms, separate toilet- Built in robes to all bedrooms + study- Walk in robe in master bedroom- Large studio/workshop off garage- Office/4th bedroom - Low maintenance garden - Direct waterfront access - One way glass to front facade for complete privacy- Off street parking and lock up garage- NBN Year Built: 2002 House Size: 195 sqm Land Size: 606 sqm Rates: \$3,500 per annum approx Water Rates: \$1,000 per annum approx Heating: Electric #findhomewithus