

3 Avondale Grove, Mount Nelson, Tas 7007



House For Sale

Thursday, 13 June 2024

3 Avondale Grove, Mount Nelson, Tas 7007

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 630 m2

Type: House



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Offers over \$1,350,000

Enjoying a sunny north facing position and views all the way to the River Derwent, a well-designed contemporary renovation has delivered the very best of modern living in this spacious family home. With a flexible floorplan, multiple living areas and a pool house providing year-round entertainment for the whole family, this home is exceptional in every way and desirably located close to all amenities in popular Mount Nelson. Set across two levels, the first floor is dedicated to living with generously proportioned open plan living forming the heart of the home. Comprising the well-equipped kitchen with capacious storage, dining room and large living room, glass sliders open onto the balcony to create a seamless/indoor outdoor transition, and a place to relax and admire the ever-changing vista beyond. The private primary suite with walk in robe and a central bathroom completes the floorplan on this level. Valuable additional living space is situated on the entry level with the family room with French doors opening onto a sheltered, private courtyard, adjacent to the pool house with heated jet spa, perfect for entertaining family and friends. Three further bedrooms are located on the entry level, with a further room with ensuite currently used as a study. A second family bathroom and the laundry are also accommodated on the ground floor. A classic monochromatic palate has been used across the warm and inviting interior, with quality fixtures and fittings throughout. A combination of floor heating, electric panel heaters and reverse cycle air-conditioning ensure year-round comfort, and 5kW solar panels enhance the home's energy efficiency. NBN, alarm system and a workshop and storage area add convenience. Within easy reach of excellent schools, the shops, cafes and facilities of Sandy Bay Village and Hobart's CBD, Mount Nelson is a sought-after suburb giving the best of both worlds with nature trails for hiking and mountain bike riding nearby. Offering an enviable lifestyle and location, this easy-care family home set amongst leafy surrounds presents a wonderful opportunity to buy into this coveted locale.