

# 32a River Street, Bellerive, Tas 7018

PETERSWALD  
for property

## House For Sale

Thursday, 16 November 2023

32a River Street, Bellerive, Tas 7018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 702 m2**

**Type: House**



Nick Morgan  
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## \$895,000+ price range

Poised to capture the beautiful views Bellerive is renowned for, sweeping across the River Derwent, Hobart's cityscape, and kunanyi/Mount Wellington, along with expansive family living, this impeccably maintained home sits in the heart of the sought-after suburb. The generous property spans two levels, with an abundance of family living space across each floor. Upstairs, extensive glazing frame the enviable views from the lounge room, and dining, while inviting the endless Eastern Shore sunshine to flood the space. The lower-level of the home features a huge rumpus room, offering even further living space for large, or growing families, with private access via glass sliding doors, and superb water vistas. Returning upstairs, the light-filled kitchen with a stunning ocean outlook contains ample storage within quality timber cabinetry and shelving, modern Miele appliances, and roomy benchtops. Enjoying an abundance of natural light and warmth, a glorious sunroom overlooks the leafy garden surrounds. Ideal for entertaining, a sun-drenched balcony extends from the living area, elevated to showcase the uninterrupted water and mountain views. Further entertaining space is provided within the garden courtyard, shrouded in seclusion by tall, manicured hedging, complete with a built-in barbeque. Ensuring the stunning views can still be enjoyed from the backyard, windows within brick fencing peer through to the sparkling waters of the river. Comfortable accommodation comprises of up to three bright bedrooms, or two, with a warm and inviting study, or working from home space. One bedroom, with built-in wardrobes, occupies the lower-floor, while the generous master suite contains built-ins and a walk-in dressing room, and dual access to the upstairs bathroom. Two bathrooms service the home, one on each level. Upstairs, the bathroom features a luxurious oval spa bath, shower, and a vanity, with a separate toilet. Downstairs, there's a shower, vanity, and toilet, along with built-in storage. The laundry contains ample storage, and room for necessary appliances. The gardens encasing the home have been fastidiously maintained, with blooming florals, and established trees and greenery. The backyard is fully fenced for the safety of children and pets. The garage, accessed both externally and internally, provides secure housing for multiple vehicles, along with storage space, and a workshop. Further off-street parking is provided within the driveway. The property is set back from the street, affording a peaceful living experience within the quiet, family friendly neighbourhood. Numerous parks, recreation spaces, and beaches, are all nearby. Major supermarkets, shops, cafes, restaurants, and essential services are also within close proximity. Perfectly positioned to enjoy the most sensational views, coupled with all-day sunshine and expansive living, this immaculate, much-loved family home, is ready to create a new chapter, offering complete comfort and convenience in a highly desired Bellerive location. Council rates: \$2,800 pa approx Water rates: \$1,300 pa approx Rental estimate: \$580 - \$595 pw approx Year built: 1988 Construction: Brick