

**35 Hymettus Street, Howrah, Tas 7018**

**House For Sale**

Wednesday, 14 February 2024

RIPPLE

35 Hymettus Street, Howrah, Tas 7018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 738 m2**

**Type: House**



Mel Shutt

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## Offers Over \$875,000

Offered for sale for the very first time since its circa 1963 construction, this exceptional four-bedroom home presents an unprecedented opportunity to reside in one of Hobart's most popular suburbs. The architectural design maximises the spectacular water and mountain views, creates inviting spaces, and includes quality features such as Tas oak floorboards under the carpet and a cosy open fire. The spacious living room really showcases the panoramic outlook over the Derwent River, across to the Western Shore and kunanyi/Mt Wellington, and offers a comfortable space to unwind. Glass double doors provide the option to either separate the living room and kitchen or have a more open plan feel. There is room for dining with a view, reverse cycle air conditioning, and a neat and functional kitchen with plenty of storage, and laundry facilities at the rear. All four double bedrooms have generous built-in wardrobes; there are not one, but two bathrooms - one with a shower, bath, vanity and separate toilet; the other containing a shower, vanity, and toilet; plus plenty of hallway storage. Outside, the covered patio is a perfect spot to entertain, dine outdoors in summer, or relax and take in the well maintained and established gardens. Keen gardeners will appreciate the hothouse and garden shed, and underneath the house you will find a single lock-up garage, plus a workshop and excellent storage space. Howrah Beach and the scenic Clarence Foreshore Trail are a quick and pleasant stroll away, as well as fun family adventures at Wentworth Park. Local sports clubs, reputable schools for all ages, and a regular bus service are close by. Walk to Shoreline Plaza for your everyday shopping, a short drive to Eastlands for all amenities, and Hobart's CBD is just 15 minutes' drive - such convenient living! A unique and charming home in a fantastic location that offers marvellous views and the utmost convenience - it's no surprise that this outstanding property has remained with the same family for so long, so pick up the phone and call Mel today to arrange a viewing time - it's an unmissable opportunity. 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.