

**38 Lady Penryhn Drive, Blackmans Bay, Tas 7052**



**Sold House**

Wednesday, 6 September 2023

38 Lady Penryhn Drive, Blackmans Bay, Tas 7052

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 2931 m2**

**Type: House**



Melody Simmonds  
0400122611



Julian Parker  
0499601906

## Contact agent

Introducing a truly unique opportunity nestled alongside the Peter Murrell nature reserve, on a spacious 2931sqm approx. allotment, this first-time-for-sale property offers the perfect blend of tranquillity and modern living. The homes outstanding locality is further highlighted by the fact it is just under a 5 minute drive to Blackmans Bay Beach, where you can indulge in a myriad of recreational activities, from leisurely strolls along the shore to invigorating swims in the crystal-clear waters. Sure to impress even the most fastidious of buyers this home delivers a sophisticated response to any number of contemporary lifestyle requirements, not only providing a thoughtfully designed main dwelling, it also hosts a separate 1 bedroom, self-contained studio accommodation providing flexibility for guests, extended family, use as a home office or creative pursuits. The studio kitchen also receiving a new oven and induction cook top. Tasmanian oak flooring creates a pleasing introduction to this home and features in both the entry and the open plan main living enhancing the neutral tones throughout the contemporary interior. The generously proportioned main dwelling is bathed in natural sunlight, made possible by the abundant use of glazing throughout the home, which in addition, consciously captures the beauty of the surrounding environment. An impressive master bedroom offers a recently renovated ensuite and is host to both a walk in robe and an opulent walk-in robe/dressing room, sure to satisfy the appetite of buyers craving space and an added touch of luxury. The versatile layout also provides you with additional formal living, which extends to a private courtyard facilitating an intimate space to unwind and indulge in the sounds of nature whilst enjoying views of the Mountain ranges and teasing glimpses of the Channel. It's vital when thinking about a family home to ensure the kitchen is of high quality, look no further than this home. Featuring a recently renovated kitchen, incorporating brand new Westinghouse appliances throughout and new stone bench tops. Being built to a extremely high stand, you can ensure all your culinary desires are met. Inconspicuous ceiling heating throughout the home allows for clean lines and is aided by 3KW solar panels for energy efficiency and reduced utility costs. Intercom has also been installed for communication throughout the home and the studio accommodation. Offering something for everyone be it the easy single level living, separate accommodation, large workshed or the abundance of space to play in the secure and fully fenced rear yard. This immaculately presented and move in ready home is not to be missed. 3Kw Solar Ceiling heating Intercom Separate accommodation Multiple outdoor entertaining options Fenced and secure yard Adjoins Peter Murrell reserve offering multiple walking and running trails Close to schools, shops and bus services Approx. 5 mins to Kingston CBD Approx. 15 mins to Hobart CBD Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.