

**39 Brinsmead Road, Mount Nelson, Tas 7007**



**Sold House**

Monday, 14 August 2023

39 Brinsmead Road, Mount Nelson, Tas 7007

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 743 m2**

**Type: House**



Mike Speakman  
0419649491



Tony Dion  
0404646846

**\$1,027,500**

This light and spacious family home has undergone a high quality renovation throughout. Positioned on a generous allotment of approx. 743 sqm and situated at the end of a cul-de-sac it enjoys a leafy bush outlook, allowing you to feel like you've escaped it all but just minutes from the shops, schools and amenities of Sandy Bay and a 10 minute drive from the Waterfront and CBD. Offering very generous proportions throughout, the versatile floorplan is split over two levels. The entry level features a spacious and modern open plan kitchen and dining with ample storage and quality appliances. The spacious living room is slightly elevated and the whole area is served by a large reverse cycle heat pump. Quality cabinetry and window treatments, new LED lighting and plantation shutters complete the picture. To the right of the hallway is the master bedroom which features double built-in wardrobes and an ensuite. The other two bedrooms are doubles and both have built-in wardrobes and full-length windows looking out onto the garden. The centrally located bathroom has undergone a fantastic contemporary upgrade with matte black taps and a dual shower head. The large laundry/utility room is separate with ample storage and access to the yard. Down the spiral staircase there is an additional large room with built-in wardrobes, gas heating and sliding glass doors opening to the garden. A great second living space or the perfect guest accommodation, fourth bedroom or office space! Upstairs through glass sliding doors there is an expansive deck for entertaining or just enjoying the garden and stunning mountain views. Surrounded by beautiful established gardens and close to the local primary school, public transport, grocery store, secondary college and nature reserve; those seeking the tranquil bush lifestyle for which Mount Nelson is renowned, will not be disappointed. Year built: 1978 Construction: Brick Veneer Heating: Electric Council Rates: \$2,520 per annum approx. Water Rates: \$1,080 per annum approx. (excluding usage) Rental Rate: \$620 - \$680 per week approx.