

# 440 Nelson Road, Mount Nelson, Tas 7007

## House For Sale

Thursday, 4 April 2024

440 Nelson Road, Mount Nelson, Tas 7007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 812 m2**

**Type: House**



Sales - [www.ewre.com.au](http://www.ewre.com.au)

0362345500

**\$795,000**

This beautiful light filled modern home boasts sensational water views of the Derwent River and bushy views over Sandy Bay. Located near the top of Nelson Road, the home sits on a generous block and backs onto a reserve. The original 60s home has enjoyed minor renovations with potential for the new owners to make their own. The main entry is through the upper level of the property, with open plan lounge, dining and kitchen area flowing through double French doors with polished timber floors and a wood heater to warm the soul in winter months. Not without modern comforts a reverse cycle air conditioner is located in the dining area ensuring temperature can be managed throughout the year, and throughout the seasons. The kitchen has good storage and modern appliances (dishwasher, induction stove top and oven) with access to laundry room and through to the leafy undercover outdoor entertaining area. Three double sized bedrooms with built in robes, Nobo heaters, and updated bathroom with heating, heated towel rack, bath, separate shower and dual basins and toilet complete the main living areas. Downstairs there is space for numerous applications with polished concrete and built in shelving. A useful huge fourth bedroom with polished concrete floors, it has the potential to be Airbnb let, teenage retreat, large office or rumpus for the kids, this versatile space is 6.3m by 3.3m and has both internal access or via a separate ground floor entry. Through this room you also have access to the garage and a large workshop space with extra storage space – a tinkers dream. The rear of the property is spacious and fully fenced allowing privacy and security for children to play and furry friends to roam. Additionally, the rear of the property also offers private access from Olinda Grove with room for two OSP. The garden enjoys established fruit trees and an array of plants across terraced beds with tiled pathway leading to undercover outdoor entertaining area, including a brick BBQ, wood shed and convenient access to the reserve. This spacious family home is conveniently located only 10 minutes from Kingston beach and 4km from Hobart CBD. There are multiple school options close by: Hobart College, Mount Nelson Primary, Hutchins, Waimea Heights Primary and Mount Carmel. You can also walk to Mount Nelson General store for a coffee and pastry, Mount Nelson Oval, and hike Bicentennial track to Signal Station. At the bottom of the bends, you have access to UTAS, Hills Street and Sandy Bay. If you're looking for a new home for the family or simply a peaceful place to put your feet up and enjoy the stunning views and tranquil bush setting of Mount Nelson, this is a property not to be missed. If this sounds like the perfect property that you've been searching for, and you are ready to buy now, please contact Edwards Windsor today to arrange your private inspection.