

**47 Ninabah Street, Howrah, Tas 7018**

**House For Sale**

Tuesday, 16 January 2024

**4ONE4.**  
PROPERTY CO.

47 Ninabah Street, Howrah, Tas 7018

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 554 m2**

**Type: House**



Marilyn Rooney  
0362737414

## Offers Over \$795,000

Welcome to 47 Ninabah street, where an impressive blend of style and comfort awaits you. This beautifully renovated brick family home, adorned in crisp neutral tones exudes warmth and sophistication throughout. Upon entering, you're greeted by an inviting hallway that leads to the heart of the home. The five generously sized bedrooms provide ample space for family and guests, while the two bathrooms have undergone a stylish refurbishment, boasting modern monochromatic tones that seamlessly integrate with the home's overall aesthetic. The large open plan lounge and dining area, showcasing polished floorboards is flooded with natural light and provides a perfect space for gatherings and relaxation. The galley-style kitchen is a culinary haven, offering an abundance of cupboard space and a gas stovetop for the aspiring chef within. As you wander through the home, be captivated by the breathtaking views of the Derwent River and Kunanyi visible from various vantage points, providing a picturesque backdrop for your everyday life. Step outside, and you'll find a fully fenced yard featuring a veggie patch, sandpit, low maintenance gardens and there is plenty of off street parking for multiple vehicles, trailer, caravan or boat. Downstairs is the private parents retreat with access to outdoors, lock up garage, workshop for tinkering and wine cellar. Additional and welcome comforts in the home include double glazed windows, ducted central heating and underfloor insulation, ensuring that the home is cozy and energy-efficient. Situated just minutes away from the Shoreline Shopping Centre, 8 km from the vibrant Hobart CBD, 3 km from Eastlands, and a mere 1 km from the picturesque Howrah Beach, every essential is within easy reach. Don't miss the chance to make this stunning property your own. Contact Marilyn for more information or to schedule a private viewing - Your dream home awaits! Disclaimer: All care has been taken by 4one4 Real Estate and 4one4 Media House when compiling the marketing material and information in this presentation. We cannot guarantee the accuracy of any measurement or details supplied in this advertisement and make no representation or accept any responsibility for the whole or part of this advertisement. The particulars contained in this advertisement do not form any contract. We recommend that any interested parties should have the information independently verified and make their own enquires to satisfy themselves in all respects. All photos, video and marketing material remain the property of 4one4 Media House, a division of 4one4 Real Estate, and are not to be downloaded and used for any purpose without the express consent and written permission of 4one4 Real Estate.