

7 Ruth Drive, Lenah Valley, Tas 7008

PETERSWALD
for property

House For Sale

Tuesday, 28 November 2023

7 Ruth Drive, Lenah Valley, Tas 7008

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 751 m2

Type: House



Nick Morgan
0417486013

\$765,000+ price range

Perched high above the leafy suburb of Lenah Valley, boasting sensational water views and an abundance of sunshine sits an impressive, spacious family home offering a superior level of comfort in a sought-after location. The expansive property spans two generous levels, each with fabulous family living spaces. On the entrance level, an open-plan lounge room combines with dining, showcasing the stunning vistas through extensive glazing, which invite the northerly sunlight to flood the space. Within the entrance level living area, pitched roofs, timber accents, clerestory windows, and timeless décor unite to create a warm and welcoming living environment, a bright and airy space that spills out to a sun-drenched, north-facing entertaining terrace, where hosting family and friends is a true delight with an ever-changing, iconic Hobart backdrop. Adjacent to the dining area, the contemporary kitchen comes with appliances, ample storage, and a central island bench which houses the gas stove, maximising space, and functionality. Sumptuous accommodation comprises of three light-filled bedrooms, each inclusive of built-in wardrobes. The two bedrooms on the lower-ground floor bookend a sunny living space, one with private outdoor access, and the third bedroom, the master, is located upstairs, complete with en-suite. There is also a study, providing a comfortable working from home space. The home is well-serviced with a powder room on the upper-level, and a bathroom on the lower-floor, which contains a shower, vanity, and a toilet. The European style laundry sits neatly within hallway closets. Outside, the expansive, 751 sqm allotment gently slopes, revealing the superb water and district views from the lawn and terraced gardens. The yards are filled to the brim with blooming florals, leafy greenery, and established vegetable patches that offer fresh, seasonal produce. Parking for one vehicle is available within the driveway. Throughout the home, an abundance of storage can be found within storerooms on the lower-ground floor, and beneath the house. Ideally located to capture beautiful views stretching out across the suburb to the sparkling waters of the River Derwent and beyond, with modern style and expansive living, this remarkable home in the heart of Lenah Valley will appeal to those seeking complete family comfort in a desirable neighbourhood. Council rates: \$2,000 pa approx Water rates: \$1,200 pa approx Rental estimate: \$580 pw approx Year built: 1995 Construction: Brick