

# 71 Tranmere Road, Howrah, Tas 7018



## House For Sale

Thursday, 29 February 2024

71 Tranmere Road, Howrah, Tas 7018

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 893 m2**

**Type: House**



Abi Freeman  
0438291301

## Offers over \$1,350,000

Desirably positioned to enjoy waterside living with a stunning panorama, taking in views across the River Derwent all the way up to kunanyi/Mount Wellington. Offered to the market for the first time in almost 30 years, this much-loved family home is positioned on a generous allotment of 893 sqm with direct waterfront access. Extensive glazing throughout creates a warm and inviting light-filled home, capturing the ever-changing vista beyond. Generously proportioned open plan living forms the heart of the home, comprising the modern well-equipped kitchen, dining and living room. Glass sliding doors open onto the sunny timber deck to create seamless indoor/outdoor living and a place to sit alfresco. The large family room is adjacent, with extensive glazing framing the stunning water and mountain views. The master suite has a built in wardrobe and ensuite, and two further bedrooms are serviced by the central family bathroom. Further flexible living space is provided on the lower level with a rumpus with kitchenette, third bathroom and laundry facilities, along with a generous sub floor storeroom and utility area. Reverse cycle air conditioning ensures year-round comfort and dual access onto the property enhances the amenity of the home. Outside the home is surrounded by established gardens with fruit trees and a vegetable garden. Within easy reach of local schools, shopping centres and facilities, and only a short commute into Eastlands or Hobart's CBD, this home affords a lifestyle of relaxation and convenience against an iconic Tasmanian view.