

76 Marlyn Road, South Hobart, Tas 7004



Sold House

Friday, 3 November 2023

76 Marlyn Road, South Hobart, Tas 7004

Bedrooms: 2

Bathrooms: 2

Parkings: 3

Area: 812 m2

Type: House



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\$755,000

Bathed in sunshine and blessed with tranquil bush surrounds, 76 Marlyn Road combines the convenience of city fringe living and easy access to world class mountain biking, nature trails and hiking tracks. The lovingly renovated and freshly painted weatherboard house is a warm and wonderful family home. It offers two large bright bedrooms, family bathroom and separate toilet upstairs, with a studio room, ample storage, shower and toilet downstairs. The front deck and entrance open into a light filled open plan living space with large picture windows to take in the leafy views. Character features such as newly polished timber floors, stained glass, pressed tin splash-backs, reclaimed timber and period light fittings add to the ambience of a creative, calm and welcoming sanctuary. Summer or winter, the split cycle heatpump/AC and woodheater mean the house is always a comfortable temperature. The neatly presented kitchen steps into a sunroom and back deck that overlook the lovingly landscaped private garden, boasting established natives and many productive fruit trees. For the green thumb or permaculture inclined, a large, paved glasshouse opens onto a fully fenced kitchen garden already planted out with this season's tomatoes. You will find a well-appointed workshop, separate garden/ potting shed and a cubby house. The backyard offers both privacy and a secure place for kids or pets, even room for some chooks. A 10 minute drive to the heart of Hobart, with a bus stop just outside the house and easy bike access to the Rivulet track, commuting to the city and school drop-off is a breeze. Set over 812 sqm, this property has sensational all-day sun with views to the river and to beautiful kunanyi/ Mt Wellington. South Hobart is a most desired suburb, rich in history and popular with locals for its sense of community, great schools, local shops, vibrant cafes and proximity to the scenic bushland surrounds.