

**8 River Street, Bellerive, Tas 7018**



**House For Sale**

Monday, 12 February 2024

**8 River Street, Bellerive, Tas 7018**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 669 m2**

**Type: House**



Jack Waller

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## Offers over \$1,350,000

Occupying an elevated position in one of Hobart's most sought-after suburbs, this stunning family home with river and mountain views seamlessly combines cottage charm with striking, contemporary design. The modern extension, with pitched ceilings and timber accents, is both a standout feature and the hub of the home. The space comprises a luxurious kitchen with blackbutt benchtops and quality AEG appliances, a dedicated dining area, and two large living spaces. One of the living spaces opens onto the rear deck, which serves as the ideal place to entertain guests or to enjoy the outdoor spa. A 30 panel, 9kW solar system assists in keeping power costs to a minimum, as do the double-glazed windows throughout the impressive extension, which perfectly frame the water and mountain views. Four bedrooms comprise the accommodation, each with built in robes. Three of these bedrooms are serviced by an opulent family bathroom containing a free-standing bath, walk-in shower, and feature tile flooring. The large master bedroom has its own ensuite bathroom with a similar style. Outside, there is not a thing left to be done. The exposed aggregate concrete driveway and pathway provide a pleasant first impression, and pittosporum hedging along the front boundary offers privacy when enjoying time on the lush, green lawn. The garage has ample room for a vehicle and additional storage, and a flexible utility space under the house adds amenity. Just a 500m walk from the front door will have you on the sands of Bellerive Beach, and even closer is the popular South Street Reserve which has a dog park. Also within walking distance are Bellerive's trendy cafes, restaurants and popular Salamanca Fresh Grocer. Eastlands Shopping Centre and Shoreline Plaza are within easy reach, and Hobart CBD is approximately 10 minutes away by car. Exceptional in every way, this truly is an outstanding opportunity.