

**9 Rushwood Court, Lenah Valley, Tas 7008**

RIPPLE

**House For Sale**

Wednesday, 3 April 2024

9 Rushwood Court, Lenah Valley, Tas 7008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 942 m2**

**Type: House**



Mel Shutt

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## Offers Over \$1,090,000

Near-new and nestled in a quiet location with easy access to the city and northern suburbs amenities, this expansive four-bedroom home epitomises stylish and functional family living. Its sunny aspect and enviable views are enhanced by contemporary design, which includes the minimalist aesthetic of square set ceilings. Double glazing throughout and reverse cycle air conditioning contribute to the home's impressive 6-star energy rating. On the upper level is a magnificent open plan living area, containing a sleek modern kitchen with ample storage, quality appliances, and a feature window. There's room for dining, as well as an inviting lounge. Triple sliding doors open onto a timber deck - providing a glorious view over Hobart's cityscape, Queen's Domain and glimpses of the Derwent River. It is a perfect extension of the living space where you can relax at the end of the day or watch the sun rise, entertain with friends or enjoy a laid-back family dinner. All four double bedrooms have plenty of natural light and generous built-in storage. The master bedroom includes a walk-in wardrobe and a superb ensuite made for two - with a walk-in shower with dual shower head, toilet, and twin sinks in the wall-hung vanity. A second bedroom, powder room, laundry facilities, and a single garage with panel lift door complete this level. Downstairs, you'll find the third and fourth bedrooms, positioned away from the main living space and ideal for teenagers or a home office. There's also a family bathroom with a bath, vanity, walk-in shower with a rain shower head, and a separate toilet. The covered deck provides a sheltered spot to relax out of the weather and easy access to the rear yard. The 942sqm block is a blank canvas - create a large veggie garden, a fun kids play area, or landscaped low-maintenance haven - the choice is yours. The rear boundary fence is yet to be completed but will be ready prior to settlement. Conveniently located just 10 minutes' drive from central Hobart, bustling Lenah Valley village and all the amenities of New Town Plaza and Northgate shopping centre are in close proximity. Reputable schools and Calvary Hospital are both nearby. Walk to John Turnbull Park - with a dedicated dog exercise area, playground and picnic facilities - or to New Town Rivulet Park, where you can access Wellington Reserve and its many walking and mountain bike tracks. This exceptional property in a highly prized position offers impressive features and elegant modern living. It presents an unmissable opportunity for those seeking comfortable low maintenance family living - call Mel today to arrange a time to view. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.