

# 90 Woodcutters Road, Tolmans Hill, Tas 7007

## House For Sale

Wednesday, 10 April 2024

90 Woodcutters Road, Tolmans Hill, Tas 7007

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1635 m2**

**Type: House**



Sales - [www.ewre.com.au](http://www.ewre.com.au)

0362345500

**\$1,300,000**

A striking and sunny position, offering panoramic views of Kunanyi (Mount Wellington), The River Derwent, Tasman Bridge and beyond await you in this spacious 5 bedroom family home. Be at one with nature and inner peace with a home amongst the gum trees whilst enjoying convenience of location keeping the city and CBD within a very comfortable 10 minute commute. Timber flooring flows from the entry enticing you into the expansive open plan kitchen, dining and living area before capturing your eye with stunning views and outdoor entertaining on the large timber deck. The kitchen offers ample room for food preparation, breakfast bar and incredible amount of storage. To one side lies the large main bedroom with built in robe and direct access to the bathroom which contains bath, separate shower, toilet and vanity. Completing the upper level are another two double bedrooms, both with built in robes and the convenience of a powder room at the end of the hall. Downstairs offers opportunity aplenty. A second living space that can be used as a rumpus, or an entire floor that can be used as teenage or parents retreat! Two bedrooms (or potential office), one with a built in and the other a walk in as well as second bathroom containing shower over bath, toilet, vanity and laundry connections. Spilling out from the second living space is another fantastic outdoor entertaining deck, this one provided shade and cover from the upper level. A very well-established garden including a plethora of native plants, shrubs and trees terrace their way down the yard with pathways cleared from top to bottom and fencing in place offering a safe and secure yard space for children and pets alike. Paved entry and level off street parking paired with pleasant natural stone colouring offer you a warm and welcoming home from the very first moment you arrive. With ease of access to Hobart College, nature trails and short commute to both Kingston and Hobart everything a family could need is within reach at 90 Woodcutters Road, Tolmans Hill. If this sounds like the perfect property that you've been searching for, and you are ready to buy now, please contact Edwards Windsor today to arrange your private inspection.