

91A Derwent Avenue, Lindisfarne, Tas 7015



House For Sale

Tuesday, 9 April 2024

91A Derwent Avenue, Lindisfarne, Tas 7015

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 546 m2

Type: House



Deb Dilger

0417103891

Offers over \$1,150,000

Wake up each morning to picturesque water views incorporating the River Derwent, majestic Mount Wellington, Cornelian Bay, and beyond. Positioned on a manageable 546 square metre block, separated from the River Derwent by a sliver of waterfront reserve and walking track, this is a truly enviable setting for a family home. Purpose built by the well-known Bob Mirowski this beautiful home has been well-loved and maintained by one family and constructed over two levels to maximise the everchanging views. It is located on a private slip road protecting you from the Derwent Avenue traffic and allowing extra visitor car parking for one. Upstairs comprises one queen and one king-sized bedroom, a light-filled bathroom, separate toilet, internal laundry, a large free-flowing kitchen-living-dining zone, and a quaint deck - all designed to make the most of its glorious views. A tandem garage that would accommodate two small cars offers level internal access. For convenience, there is an external staircase complete with a stair lift. Downstairs comprises the third king bedroom, large living area, second bathroom, and a bonus undeveloped section that would make an ideal kitchenette to turn this level into a self-contained unit with separate access and a private deck. Features include: birds eye huon pine bathroom cabinetry, new hot-water cylinder, reverse cycle heat pump, panel and electric heating, under-house development potential (STCA), under-house storage, two decks, and external water feature ponds ready to reinstate. Occupying a highly sought-after waterside position this property is also on a quiet two-way slip road, assuring peace and privacy for the new owner. Opportunities such as these rarely come to market. **The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.