

18 Dynnyrne Road, Dynnyrne, Tas 7005

PETERSWALD
for property

House For Sale

Wednesday, 26 June 2024

18 Dynnyrne Road, Dynnyrne, Tas 7005

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 690 m2

Type: House



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\$1,095,000+ price range

Occupying a coveted position, elevated to capture the most sensational views and endless sunshine, sits a generous and comfortable family home in the heart of Dynnyrne. Ardlamont House is the epitome of the term “character-filled”, with classic design and personality that melds beautiful 1940s features with contemporary comfort. The well-preserved attributes include original polished Tasmanian Oak flooring, rich timbers and pressed tin ceilings throughout the downstairs rooms. The sun-drenched home enjoys an abundance of natural light and warmth, with breathtaking morning sunrises over the River Derwent, and the sparkling lights of the Eastern Shore during sunsets. Cosy window seating provides the perfect vantage point to soak up the sunshine while marvelling at the views. Extremely versatile, residents are spoilt for choice when it comes to living configurations and dining options, both indoors and out. The entrance level features spacious, open-plan living with combined dining, warmed by a functional open fireplace, ducted gas central heating and a reverse cycle heat pump in the dining area. Further along, a large room, currently in use as a home office, could easily become additional living space or another bedroom. The central kitchen features a Belling four-zone, fan-forced oven with gas stovetop and rangehood, Fisher & Paykel dishwasher, and an option to include the large Westinghouse fridge and freezer. There is plenty of storage, including a separate pantry adjacent. The upper-level is home to comfortable accommodation, with three bedrooms, each brimming with sunshine and each inclusive of built-in wardrobes. A smaller attic room would be an ideal kids playroom or a study. Two bathrooms service the property, one on each level. Upstairs, the newly renovated space contains an over-bath shower, vanity, and a toilet. Downstairs, there is a walk-in shower, vanity, and a toilet, with a third toilet adjacent. The over-sized laundry, and mud room, has direct outdoor access, plenty of storage, and room for everyday essentials. A wonderful feature of the home is the sheer amount of storage throughout, ideal for large, or growing families. Upstairs, numerous cupboards offer easy to reach stowage, along with under the house, accessible externally, or via the door under the staircase. The home has been designed for entertainers, with the ever-changing River Derwent backdrop setting the scene for any occasion. The sun-bathed balcony that extends from the living area showcases the uninterrupted vistas, which are equally as impressive from the terraced backyard, with a patio, and stone paved area evoking Tuscan vibes, with newly planted vines that will envelop the al fresco space over time. The gardens are magnificent, filled to the brim with an array of fresh produce from fruit and citrus trees, vegetables, figs, and berries. Stop to smell the roses and enjoy a home-cooked meal from home-sourced ingredients amid the lush surrounds. A large workshop space sits beneath the house, with plenty of space for the home handyman, along with storage. Another workshop space is located within the grounds, and there is a single-car garage with remote-accessed roller door for secure off-street parking. Ideally located to capture iconic Hobart views, and within close proximity to numerous schools, shops, parks, and services, this expansive home provides a superior level of family comfort in a highly sought-after Dynnyrne location.