

**22 Lady Penrhyn Drive, Blackmans Bay, TAS, 7052**

**4ONE4.**  
PROPERTY CO.

**House For Sale**

Wednesday, 14 August 2024

22 Lady Penrhyn Drive, Blackmans Bay, TAS, 7052

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**

## Limitless Potential & A True Sanctuary

22 Lady Penrhyn Drive is majestic as the name of street would make it sound. With over half an acre of land to play with and a state reserve at your back, your privacy is assured and the quiet majesty of the area a guarantee .

With the space available, you could create a fruit and vegetable haven, a full sized tennis court if that's what you're into, or potentially subdividing to create an enormous amount of additional value (Subject to Council Approval), with property like this, the opportunities are limitless.

With its north facing aspect, the loungeroom captures the natural light through the bay window and that is equally enjoyed from the formal dining room by bouncing off the polished timber floors.

The timber kitchen was made to suit the surrounding bushland and is set up perfectly to entertain with an adjoined family area before spilling out onto the entertaining deck overlooking the land.

From the deck you can fully appreciate the full potential of 2,956m<sup>2</sup> of gently sloping land where you'll see the enormous separate 9 x 7-meter garage & workshop.

There are 4 dedicated bedrooms that all have built-in wardrobes, so everyone has plenty of space for their private possessions.

The large primary bedroom is positioned on the northwest side of the home meaning you can be woken by the warm sun. To top it off, it's supported by a walk-in wardrobe and private ensuite as well.

But inside doesn't stop there as for those who need a bit of separation, not only is there is a separate office downstairs attached to the rumpus is a third bathroom. Whether you want complete privacy when working from home or need or possibly a self-contained flat, there is enormous potential to create value within the home.

Of course, you can't miss the large internal double garage which is perfect for storage and to avoid the rain when arriving home.

You can bring your cars, your boats & caravans right to the back where there is an enormous amount of parking space.

22 Lady Penrhyn Drive really has limitless potential and with the Centre of Hobart less than 20 minutes away, this incredible sanctuary is a showcase of what an ideal Tasmanian lifestyle can be.

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