

**450 Howden Road, Howden, TAS, 7054**

**Raine&Horne.**

**House For Sale**

Wednesday, 14 August 2024

450 Howden Road, Howden, TAS, 7054

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Brendan Leung  
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## **Water Views, 2 Titles, Esplanade Lifestyle!**

Enjoying the advantages of an esplanade lifestyle set on 2 titles with fabulous water views across North West Bay is this beautiful home featuring double glazing and multiple living areas.

Approaching the front entrance of the residence you are greeted by a large patio where one cannot be blamed for taking the time to absorb the allure of this area and its natural surrounds.

Entering the home, you experience benefits of the high ceilings and natural light through celestial windows bouncing from the lovely timber floors. A large open study is to the left with bathroom, shower room and toilet opposite before ascending to the bedroom wing.

The master bedroom will accommodate king-size furniture as will the other bedrooms that were once the exclusivity of the current owner's children but now more so for guests, grandchildren, and the like on occasions.

In the other wing you will discover a spacious living room following on to the lounge through a folding door both with big water views across the bay through large double glazed picture windows.

The kitchen is set toward the rear of the home further enjoying the water views with the adjacent dining / family area accompanied by the charm of a Eureka wood fire then extending to the outdoor entertaining zone through a glass sliding door.

The private outdoor entertaining zone with its large covered area is a hero of get togethers with lighting, power and space for a pool table plus more.

Garaging is provided for 2 cars with a good powered workshop space as well. The drive way is wide with ample additional parking for a boat, RV, trailer and visitors.

Being set on 2 titles may also bring further development possibilities subject to council and approvals.

Located approximately 20 minutes' drive from Hobart between the Peter Murrel Conservation Area and Tinderbox Nature Reserve. Please contact us to arrange your viewing.