

49 Proctors Road, Dynnyrne, TAS, 7005

4ONE4.
PROPERTY CO.

House For Sale

Friday, 30 August 2024

49 Proctors Road, Dynnyrne, TAS, 7005

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Sunlit Cottage with Unmatched Location and Views

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Welcome to 49 Proctors Road, Dynnyrne—a quintessential 1930s cottage that perfectly captures the essence of historic charm while seamlessly integrating modern.

This enchanting 3-bedroom home is more than just a house; it's a space filled with warmth, character, and timeless appeal. Nestled in a sunny, elevated position, the property offers a peaceful retreat from the hustle and bustle of daily life, surrounded by an established garden that bursts with colour and life throughout the year.

As you step inside, you're immediately greeted by the charm of the era, evident in the detailed woodwork, high ceilings, and original features that have been lovingly preserved. The living spaces exude a cozy, welcoming atmosphere that makes you feel at home from the moment you enter.

An open-plan kitchen and dining area is the heart of the home—a space where modern design meets timeless appeal. The kitchen, equipped with contemporary appliances, offers ample space for culinary creativity, while the adjoining dining area is perfect for family meals or intimate gatherings. This space flows effortlessly through elegant French doors onto a sun-soaked entertaining deck, where the true magic of the property reveals itself. The deck offers sweeping views of the Derwent River and the picturesque landscape of Sandy Bay, creating an idyllic backdrop for entertaining guests or simply soaking in the serene surroundings.

The home offers three inviting bedrooms, each bathed in natural light and exuding classic charm, creating a warm and restful retreat. Two of the bedrooms are equipped with floor-to-ceiling built-in robes for ample storage. Additionally, the property features a separate toilet and a modernized bathroom complete with a shower, blending practicality with contemporary comfort.

Practicality is also a key feature of this home. The property includes off-street undercover parking, conveniently accessed from a side street, ensuring that your vehicles are secure and easily accessible. Additionally, a spacious storage shed or workshop is located beneath the parking area, providing the perfect solution for all your storage needs, whether it be gardening tools, bicycles, or a workspace for your hobbies.

The convenience doesn't end there—the home's location is truly second to none. Situated near the University of Tasmania; Families will appreciate the selection of reputable schools nearby + Sandy Bay's vibrant shopping precinct is just a short distance away, offering a range of services, dining options, and boutique shops. And when it comes to commuting, you couldn't ask for a better spot—whether you're heading into Hobart's bustling CBD or the more relaxed setting of Kingston, the easy commute makes this location highly desirable.

49 Proctors Road is more than just a property; it's a lifestyle. A rare opportunity to own a piece of Hobart's history, this home offers the perfect blend of historic elegance, modern comfort, and prime location. It's a place where memories are made, and where the beauty of the past meets the convenience of the present. Don't miss the chance to make this charming cottage your own and enjoy the best that Dynnyrne has to offer. To arrange a private inspection or for more information, contact Laurie Gray at 4one4 Property Co. today. Come and experience the charm and comfort of 49 Proctors Road for yourself—this is a home that truly has it all.

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