

**74 Nelson Road, Mount Nelson, Tas 7007**

RIPPLE

**House For Sale**

Monday, 11 December 2023

74 Nelson Road, Mount Nelson, Tas 7007

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 8**

**Area: 1017 m2**

**Type: House**



Mel Shutt

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## Offers Over \$2,650,000

Convenience just near Hill St Market at Sandy Bay opposite Hutchins, Casino and the Uni. Experience absolute convenience in this perfectly restored property in one of Hobart's prime locations. There's plenty of room for large families; with five bedrooms, 2.5 bathrooms, and generous outdoor space; and with the own gate to the Hill St Market at Sandy Bay, and Hutchins School and University of Tasmania Sandy Bay campus directly opposite - this modern home's liveability speaks for itself. This home was constructed by Mansfield Builders in 2006. In the last 2 years, the existing owners, have meticulously restored and upgraded this house to the very high standard. The house is brimming with contemporary and functional features, including a heat pump on each floor, LPG gas for cooking, central vacuum cleaning, an electrical automation system, underfloor bathroom heating, solid timber floors, plus ample storage both in and under the house. There's an impressive 218sqm of stylish living space over two levels. Upstairs provides a large and light open plan area containing a modern kitchen with top-end appliances, sizeable dining and a relaxed family area - and is the heart of the home. The separate living space would make a great media room, quiet sanctuary, or formal sitting room; contrasted by the covered balcony with spectacular views right down to the Casino and Derwent River, which is a superb spot to host guests or unwind at the end of the day. Completing this level, the master bedroom with walk-in wardrobe and ensuite provides a luxurious retreat for parents while still connected to the happenings of the household. The view from this bedroom on the garden and Hill St Market is simply beautiful. Downstairs consists of a grand entrance and foyer, four double bedrooms with built-in storage (one also has a private balcony), a magnificent, brand new family bathroom with separate toilet, plus laundry facilities. Wardrobes are everywhere in all rooms but in all corridors too. At 1,017 m<sup>2</sup>, the large block easily accommodates a double garage and off-street parking for six vehicles, including a boat and caravan should you desire. The basement has plenty of room for additional storage or workspace. The established garden has been painstakingly restored and is an ideal place for peaceful contemplation, while you can enjoy entertaining with friends or al fresco dining on the new wooden deck. Use the private gate to access the extraordinary shopping complex next door - with Hill Street Grocer, a café, 9/11 bottle shop and healthcare services - and Hutchins childcare, school and University couldn't be more convenient. The Casino is just opposite, extensive shops and services, parks, and beaches can be found just five minutes away in Sandy Bay; and Hobart's CBD is a short 3km trip, with a direct bus service to get you there in no time. A better example of spacious, low maintenance living in such an accessible location will be tough to find. Contact Mel to make enquiries and an inspection time and see for yourself what the very best in convenience and comfort looks like. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.