

92 Marlyn Road, South Hobart, TAS, 7004



House For Sale

Monday, 28 October 2024

92 Marlyn Road, South Hobart, TAS, 7004

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

City convenience meets natural beauty

Surrounded by expansive bushland, rainforest walks, and renowned mountain biking trails, this charming weatherboard home at 92 Marlyn Road captures the essence of South Hobart living. Nestled in a quiet, family-friendly pocket near the picturesque Hobart Rivulet, and set against the majestic backdrop of kunanyi, it offers an ideal blend of natural beauty and city convenience.

Inside, polished Tasmanian oak floorboards add warmth and character to every room, flowing seamlessly through the cosy, open-plan living area, kitchen, and dining spaces, perfect for entertaining or enjoying family time. Styled in soothing neutral tones, the interior creates a warm and inviting atmosphere, while modern comforts are well provided with newly installed underfloor and roof insulation, a heat pump for year-round climate control, and a new heat pump hot water system for energy efficiency. The main bedroom features large built-in robes, while the two additional bedrooms offer scenic views, with glimpses of the Derwent River. A well-appointed family bathroom ensures ample space for relaxed living.

Step outside to a spacious deck overlooking a lush backyard - a peaceful spot to watch native birds in flight, with views of the water and kunanyi enhancing the experience. Set on a generous 799m² block, the backyard is home to fruiting greengage, pear, cherry, and apple trees, providing a delightful garden oasis. Beneath the home, you'll find a large under-house workshop with a second toilet, ideal for a laundry, storage with potential for a rumpus room, teenage retreat, or home office.

Nature lovers will appreciate the nearby walking and cycling path along the scenic rivulet, offering a direct route into the city, while bus stops on Marlyn Road make commuting a breeze. Just a 7-minute drive from Hobart's CBD, and with South Hobart's popular cafes and eateries close by, this property offers the perfect balance of tranquillity and convenience. Don't miss this fantastic opportunity to embrace South Hobart's unique, nature-filled lifestyle.