



114 Kathleen Drive, Old Beach

4  2  6 

### Versatile Family Home with Stunning Views

This property is situated in an elevated position but has level access to the home, allowing easy access, whilst still being able to take in the fabulous views. With a land area of 2.332 hectares, the home delivers country style living with privacy and space whilst being only a 20 minute commute to the Hobart CBD. Views up the river past the Bridgewater Bridge are on offer, as well as Mount Wellington and rural vistas, which are available from various positions around the home.

The house has had some recent renovations, the kitchen and bathrooms being standouts. The kitchen has new granite bench tops, a huge gas cook top and oven whilst the bathroom has loads of space with the surrounding windows allowing you to take in the view and relax in the bath at the same time.

The accommodation is made up of four bedrooms, two bathrooms, two toilets, two living rooms, an attic room that could take on a number of purposes - bedroom, rumpus, studio - to name a few. There is also a study nook downstairs and another sitting room or study upstairs.

The open plan living, kitchen/dining area is warmed by a free-standing wood heater and has a slider out to a timber side deck, ideal for a relaxing afternoon drink whilst taking in the views. There is also a second outdoor entertaining area at the other end of the house.

The property has a double colourbond garage or workshop, various other sheds and a variety of garden or veggie plots.

The property has a lot to offer the extended family with the house having a versatile floor plan and large open land space.

 2.33 ha

**Offers Over \$449,000**

ID# 11983101353



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