

# 138A River Road, Ambleside, Tas 7310

## House For Sale

Wednesday, 8 January 2025

138A River Road, Ambleside, Tas 7310

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 746 m2**

**Type: House**



Wendy Squibb

## Offers Over \$675,000

With beautiful Mersey River views and a fabulous layout, this large family home is perfect for the largest families or a smaller family just wanting space. Fully renovated and updated approx. 8 years ago, this home is spacious and has plenty of room for hobbies and entertaining. The lower level... you will love the huge master suite complete with a spectacularly large walk-in-robe and a lovely large ensuite. Dual hand basins, a large shower and an amazing amount of storage, this ensuite will have you feeling very spoilt. On this level there is also a gym/utility room that is also home to a well laid out laundry, this room has access to the outdoor undercover spa area where you can relax after a long day. This room could easily be converted to a 4th bedroom for anyone with a larger family. There is also the second bedroom on the lower level with updated wardrobes. Storage is well taken care of with a massive hall cupboard and extra storage in the laundry. The main level is where you will be spoilt by the views and the feeling of openness and spaciousness. All the rooms are extremely large, especially the lounge room. New windows in the living area gives access to the views and sliding glass doors from the sitting room will have you on one of the large outdoor decks which overlooks the Mersey River. The kitchen is a chef's dream with an amazing layout and a huge amount of storage. Quality appliances including a 90cm oven, large pantry, pull out bins, soft close cabinets, built-in microwave and a large fridge space all make this a very workable kitchen. Access to the second outdoor entertaining deck is from the dining room, again through glass sliding doors. This mod wood deck is the perfect indoor/outdoor space. A few recent updates include the following:

- New honeycomb blinds throughout
- 2 new reverse cycle air conditioners (1 with an app)

You will love the exterior cladding on this home and with aluminum windows and excellent fencing this home is very low maintenance with absolutely no lawns to mow and just a small garden area to look after. There is a huge double garage with indoor/outdoor carpet and plenty of storage for your vehicles and remote access makes for easy living. There is also extra storage in the garage for your larger items as well. Beautifully maintained and updated this is a quality home in a beautiful location. Access to walking/bike riding tracks is close by, which takes you all around the NW Coastline, plus the Ambleside shop is just a short flat stroll. We would love to share this stunning family home with you, so please call the listing agent Wendy Squibb for more details or come along to one of our upcoming open homes. Disclaimer: While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.