

**164 Risdon Road, Lutana, TAS, 7009**



**House For Sale**

Sunday, 3 November 2024

164 Risdon Road, Lutana, TAS, 7009

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## Mid-century character in New Town Bay

Perched on the high side of Risdon Road, this character laden 1951 built weatherboard home enjoys picturesque views out of the River Derwent and beyond. With dual living spaces and four (4) light filled bedrooms, this property is an exciting opportunity for first home buyers, shrewd investors, or savvy house flippers to obtain and enhance this amazing family home.

### \* Dual Living Zones

Step inside and be greeted by a generous hallway and stunning sitting room, featuring vaulted ceilings and a modern faux fireplace. This room provides gorgeous river views, with access to a viewing deck through glass sliding doors and links to a large lounge zone, heated by a sandstone clad fireplace, as well as a dining space, perfect for formal entertaining or casual family meals. The practical kitchen is well equipped with quality appliances, classic white cabinetry, and provides the chef of the house with lovely water vistas, as well as direct access to the laundry and back yard.

### \* Spacious Bedrooms and Renovated bathroom

This thoughtfully laid-out home boasts three well-proportioned bedrooms, all with built-in robes, plus a fourth bedroom that would make an ideal home office or nursery. The split-level floor of the home remains largely original, awaiting its next owner to make some cosmetic improvements. The bathroom, however, has been recently renovated and includes a luxe walk-in shower, floor to ceiling tiles, and quality vanity, whilst the toilet is located separately for your convenience.

### \* Established Gardens, Energy Efficient

The home is securely fenced and surrounded by established gardens and trees, providing both shade and privacy. A gentle sloping rear yard contains a cute garden shed, aluminium shed and cool replica boat deck that will keep the kids entertained for hours (STCA). The yard contains a plethora of fruit trees, including plum, apricot and apple, plus a high yielding olive tree. There is sheltered space for a vehicle in the under-house carport plus additional room along the concrete driveway for parking. Importantly, the energy efficiency of the home has been enhanced by the installation of a 16-panel solar power system, new aluminium windows and complemented by the north facing orientation of the bedrooms.

### \* Prime Location

Lutana is an emerging inner-city suburb, located along the banks of the Derwent River in New Town Bay. Surrounded by parks and reserves, Lutana is less than 5 minutes' drive from the Moonah business district and an easy 10-minute drive into the Hobart CBD. With plenty of private and public schools to choose from, multi-cultural Moonah nearby and the river a stone's throw away, 164 Risdon Road has so much to offer the modern family.

- Mid-century character, expansive river views
- Dual living spaces, vaulted ceilings, plush carpets
- Luxe renovated bathroom, floor to ceiling tiles
- Spacious/secure yard, views, sheds, fruit trees
- 16 panel solar power system, aluminium windows
- 5 minutes drive into Moonah, 10 minutes into Hobart CBD

Council Rates: \$1,500 p.a. approx

Water Rates: \$1,000 p.a. approx

Disclaimer: The information provided here has been supplied to us in good faith and is deemed accurate, but we cannot guarantee it. We encourage all interested parties to conduct their own enquiries to confirm details. All timeframes and dimensions mentioned are approximate.