



74 Nelson Road MOUNT NELSON, TAS



## OPPOSITE HUTCHINS SCHOOL

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 h

**Council Rates:** \$4,030.00/year (approx)

### Mel Shutt

Director and Property  
Consultant

0428428884



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com for Ripple.

Approx. floor area :292 sqm  
(including Garage)

