



35 Hymettus Street HOWRAH, TAS



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## Comfort, charm, and convenience

Offered for sale for the very first time since its circa 1963 construction, this exceptional four-bedroom home presents an unprecedented opportunity to reside in one of Hobart's most popular suburbs.

The architectural design maximises the spectacular water and mountain views, creates inviting spaces, and includes quality features such as Tas oak floorboards under the carpet and a cosy open fire.

Howrah Beach and the scenic Clarence Foreshore Trail are a quick and pleasant stroll away, as well as fun family adventures at Wentworth Park. Local sports clubs, reputable schools for all ages, and a regular bus service are close by. Walk to Shoreline Plaza for your everyday shopping, a short drive to Eastlands for all amenities, and Hobart's CBD is just 15

**Council Rates:** \$2,400.00/year (approx)

## Mel Shutt

Director and Property  
Consultant

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

Approx. house floor area : 148 sqm  
 Approx. garage/workshop area : 65 sqm

