

Berriedale, 1 Lowestoft Avenue

Berriedale - A Virtual Waterfront Classic!

Ant's "Fluff-Free" Description...

* Virtual Waterfront Living – practically on the riverbank! Just steps from the River Derwent, you'll enjoy water views without the waterfront price tag. Perfect for launching a kayak, casting a line, or simply enjoying the peace with a morning coffee. With a backyard that feels like it stretches to the river, this is the waterfront lifestyle you've been dreaming of.

* 3 Bedrooms, 1 Bathroom + Extra Toilet – thoughtfully laid out for comfortable living.

* Main Bedroom: Spacious with a full Walk-In Robe (WIR), providing ample room for all your essentials.

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For Sale

Offers Over \$995,000

View

ljhooker.com.au/5X0BFCS

Contact

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(03) 6272 8177

* Bedrooms 2 & 3: Both feature built-in robes and plenty of natural light – great for family, guests, or your ideal home office.

* Bathroom with Separate Shower and Bathtub: Perfect for both quick showers and luxurious soaks, plus a separate toilet off the laundry for added convenience.

* Double Brick, 1960 Build – built to last with classic mid-century charm. This solid double brick construction not only offers timeless style but is also fantastic for insulation. The sandstone feature wall in the living room adds an extra touch of warmth and character to the home.

* Spacious, Light-Filled Living Areas – the family room is complete with a cozy fireplace, perfect for winter nights, and it flows directly into the dining area, which opens onto the wrap-around balcony. It's the ultimate spot for summer BBQs with river views or a quiet evening watching the sunset over the water.

* Practical Kitchen Layout – equipped with an electric oven, dishwasher, and plenty of storage, this kitchen is ready for everyday meals and special occasions alike, with room to add your personal touch.

* Generous Garage + Under-House Storage – with a garage measuring 12.16 x 7.13m, you have space for the cars, the tools, and even a workshop. Plus, the under-house storage (12.16 x 5.66m) is perfect for all your extras – from kayaks to camping gear and beyond.

* Extra Multi-Use Room Off the Laundry – a 4.45 x 3.67m bonus space ready for whatever you need: gym, hobby room, or even a private workspace with a separate entrance. The possibilities are endless!

* Beautifully Landscaped, Easy-Care Gardens – enjoy mature trees, established garden beds, and a large, flat lawn that's perfect for kids, pets, or even a backyard cricket match. You'll also find a clothesline and privacy-enhancing greenery.

* Prime Location with River Access – step outside, and you're practically on the water. Only 15 minutes to MONA, and a quick drive into Hobart's CBD, you get the best of both worlds: tranquility and convenience. Local shops, parks, and walking trails are right at your fingertips.

* Stunning Natural Surroundings – located right on the River Derwent, Berriedale offers beautiful scenery and plenty of outdoor activities. You'll be able to enjoy riverside walks, picnics, and access to water sports practically from your doorstep.

* Home to MONA – as the home of the world-famous Museum of Old and New Art (MONA), Berriedale has a unique cultural vibe. You're just minutes from cutting-edge exhibitions, concerts, and events – not to mention the MONA Ferry to the city for a scenic commute!

* Peaceful, Family-Friendly Community – Berriedale is known for its quiet, suburban charm. It's the perfect place to raise a family or enjoy a relaxed lifestyle, with safe streets, friendly neighbors, and a welcoming atmosphere.



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* Convenient Access to Hobart CBD – only about a 15-minute drive from Hobart, Berriedale provides a peaceful escape from the hustle and bustle while keeping you close to work, shopping, and dining in the city.

* Close to Schools, Shops, and Amenities – Berriedale has its own local shops and is near major shopping centers in Glenorchy. There are plenty of nearby schools, including public and private options, making it ideal for families.

* Outdoor Activities & Green Spaces – you'll have plenty of parks, playgrounds, and walking trails to explore. With the river on one side and bushland on the other, there's no shortage of places to get out and enjoy the fresh air.

* Easy Access to Public Transport – with local bus routes and the nearby Brooker Highway, you're well-connected to Hobart and surrounding areas, whether you're commuting for work or exploring further afield.

* Thriving Local Community – Berriedale is a close-knit community with local events, farmer's markets, and community centers. It's a place where you can put down roots and really feel part of the neighborhood.

* Living in Berriedale means combining the best of both worlds – riverside tranquility and city convenience, all in a vibrant, welcoming community. This home at 1 Lowestoft Avenue lets you enjoy it all!

* This double brick, 1960-built gem has style, charm, and a location that's second to none. Call today for your inspection – this riverside classic won't last long!

Onwards and upwards to your virtual waterfront Berriedale beauty!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.



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More About this Property

Property ID	5X0BFCS
Property Type	House
House Size	186 m ²
Land Area	1255 m ²
Including	Toilets (2)

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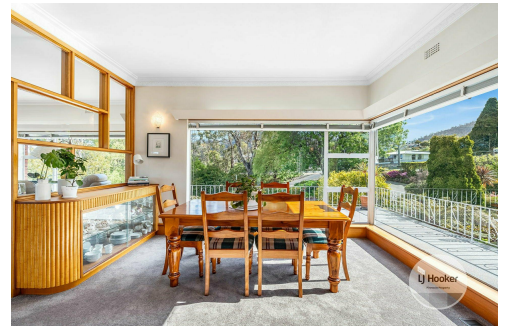
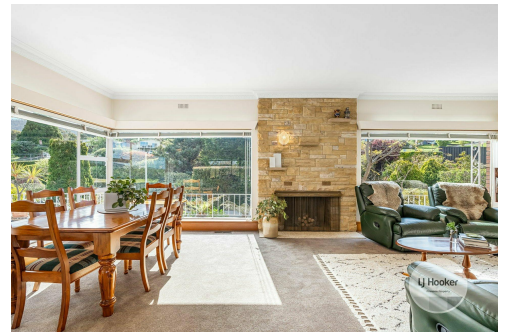
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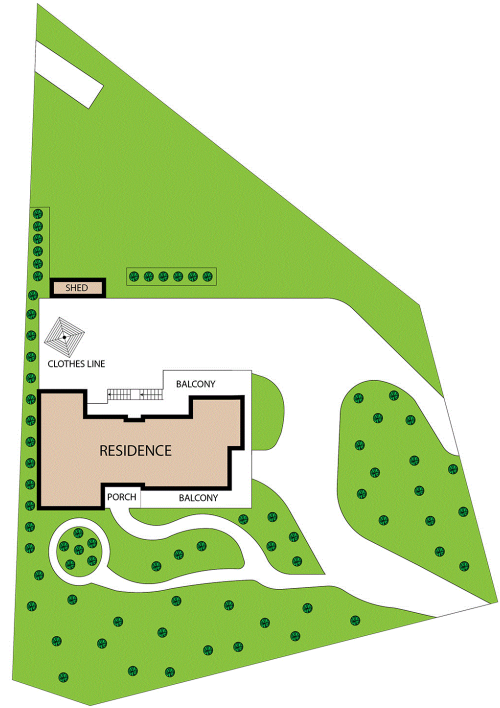
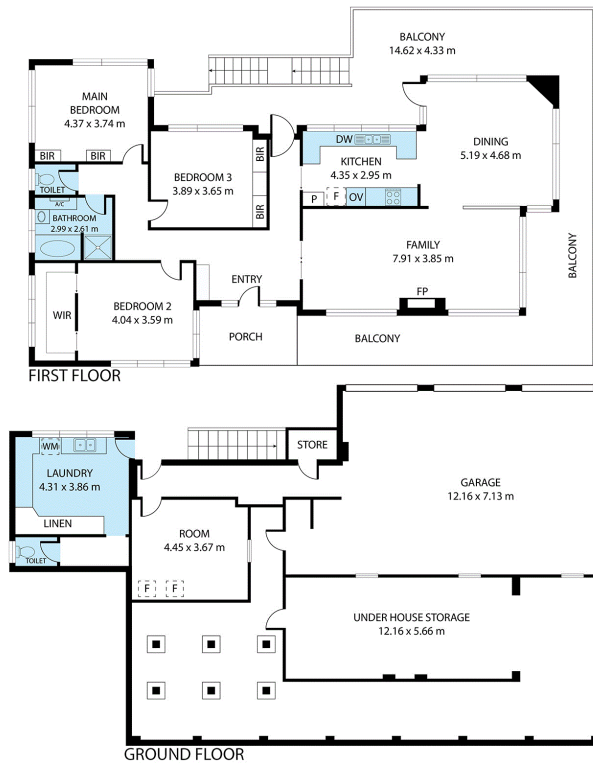
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1 Lowestoft Avenue, Berriedale

House area: 163 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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