



3 Caroline Street, Dynnyrne

Dynnyrne - A Million Dollar View Without the Sandy Bay Price Tag

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

This home has THE view - an uninterrupted sweep across the river, city, casino and mountain that Sandy Bay would charge you another \$500k-\$600k for. Behind it sits a solid brick family home that's had the hard work done, so you don't have to.

Full Description...

Tucked into a quiet, leafy Dynnyrne street with city access to rival Sandy Bay - minus the price tag - this one flexes to suit you. Four bedrooms, or three plus a study. Open-plan living off a renovated kitchen, a separate formal dining with fireplace, and a downstairs rumpus for the kids, the pool table, or a quiet escape from both.

Three toilets, so you're never caught short. A secure yard for the kids and pets. Loads of storage. And a show-stopping deck that lives like a second living room - built for long Hobart evenings with that view doing the heavy lifting.

Set up for executive couples or families with kids - big OR little - who'll

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FOR SALE

Offers over \$1.395 Million

VIEW

By Appointment

AGENTS

Ant Manton

0408 621 856

antmanton@ljhookerpinnacle.com

Zac Flanagan

0466 685 937

zflanagan@ljhpinnacle.com.au

AGENCY

LJ Hooker Pinnacle Property

(03) 6272 8177

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

make the most of the layout and the space.

The Home...

- Solid brick family home, tightly held leafy street
- Larger than standard single garage plus off-street parking
- Repainted, new gutters, LED upgrades - all done

Bedrooms...

- 4 bedrooms, or 3 plus study
- Master with ensuite
- Built-in robes throughout

Kitchen and living...

- Renovated kitchen
- Separate formal dining with fireplace
- Generous open-plan living
- Downstairs rumpus with built-in bar

Comforts...

- 3 toilets
- LED lighting throughout
- Loads of storage
- Internal laundry

Outdoor...

- The view - river, city, casino, mountain, uninterrupted
- Expansive entertaining deck
- \$20,000 spa / plunge pool, seats six or seven
- Established gardens, multiple patios
- Secure yard for kids and pets

Location...

- Quiet, leafy Dynnyrne street
- City access on par with Sandy Bay, without the premium
- Minutes to CBD, Salamanca and the waterfront

The Bottom Line...

- Rare stock in a tight million-plus market
- A view you can't replicate and a home that's already done the heavy lifting

Straight up: the driveway's on the steep side and it's a single garage - albeit MUCH bigger than standard. For an executive couple or a young family, non-issue. Chasing flat, single-level living? Probably not your one - and I'd rather save you the Saturday.

A view like this needs to be seen in person - photos don't do it justice. Get in touch to book your inspection.

Onwards and upwards to your Dynnyrne STUNNER!

"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.

MORE DETAILS

Property ID	SYJ1F
Property Type	House
House Size	240 m2
Land Area	602 m2
Including	Ensuite Study Air Conditioning Toilets (3) Alarm Spa Courtyard Balcony Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

Ant Manton 0408 621 856
Real Estate Agent | antmanton@ljhookerpinnacle.com
Zac Flanagan 0466 685 937
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177
402 Main Road, GLENORCHY TAS 7010
pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au



