

1/49 Tranmere Road, Howrah

Howrah - The River At Your Back Fence

Ant's 'Fluff-Free" Description

Nothing between your back fence and the River Derwent except the foreshore reserve, and Mount Wellington across the water every single morning. This 2010 townhouse lives upside down, so the kitchen, lounge, master suite and deck all sit where the view is. The owners have already done the hard yards, from the solar to the flooring, so all that's left is choosing where the couch faces.

THE GOOD STUFF

1. Morning coffee on the deck with the Derwent spread out in front of you and Mount Wellington catching the first light, the kind of view people drive to on a Sunday.
2. Virtual waterfront without the waterfront price tag or upkeep: only the foreshore reserve sits between your back fence and the river.
3. Upside-down living done right, an open kitchen, dining and lounge upstairs with glass to the view, so the best seat in the house is wherever you happen to be sitting.

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.

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FOR SALE
Offers Over \$1,050,000

VIEW
By Appointment

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LJ Hooker

4. A master suite upstairs that feels like a hotel you never check out of, with a walk-in robe, a double-vanity ensuite and its own heat pump.
5. Out the back gate and onto the Clarence Foreshore Trail, for sunrise walks, evening runs or the dog's favourite part of the day.
6. Twilight on the deck as the city lights come on across the water, a nightly show that never gets old and never costs a cent.
7. A kitchen with an island bench built for long lunches, where whoever is cooking still gets the view and the conversation.
8. Two bedrooms and a full bathroom downstairs, quiet and separate, perfect for guests, grandkids or a home office with a door you can close.
9. A level, fenced backyard running down to the reserve, room for a veggie patch or a game of cricket without a hill in sight.
10. 6.6kW of solar on the roof, new hard flooring and the tiling and waterproofing already put right, so your weekends stay yours.
11. Howrah Beach, the bowls club and Shoreline Plaza minutes away, and the city around fourteen minutes over the bridge when you need it.

THE BORING-BUT-IMPORTANT BITS

1. Three bedrooms, the master upstairs with walk-in robe and ensuite, two more downstairs with built-in robes.
2. Two bathrooms plus a handy upstairs powder room, so guests never need the grand tour.
3. A double garage with internal access and the laundry neatly tucked inside.
4. Approximately 178 square metres of home including the garage, across two easy levels.
5. Lot 1 of a three-lot strata scheme on 459 square metres, with a body corporate that is currently inactive.
6. Built in 2010 in rendered brick veneer under a Colorbond roof, solid and low fuss.
7. General Residential zoning, within the City of Clarence.
8. Mains power, TasWater and the NBN connected, with a 6.6kW solar system to keep the bills friendly.
9. Reverse-cycle heat pumps for year-round comfort, plus new hard flooring and a new balcony handrail.
10. A rental appraisal is available for investors, in the order of \$680 to \$750 per week.
11. Price guide: Offers Over \$1,050,000, with flexible settlement on the table, including January.

Water like this at the back fence doesn't come up often on Tranmere Road, and when it does, it doesn't wait around. Get through the door early.

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Onwards and upwards to your next waterfront chapter!
'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	Z2J1F
Property Type	House
House Size	140 m2
Land Area	459 m2
Including	Ensuite
	Air Conditioning
	Deck
	Built-in-Robes
	Secure Parking
	Remote Garage

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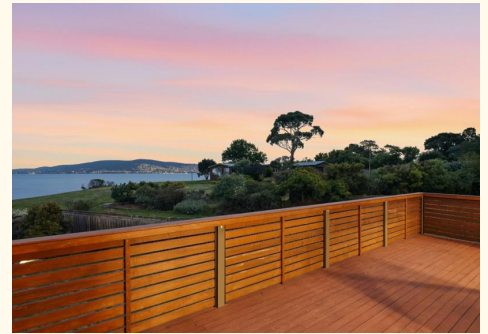
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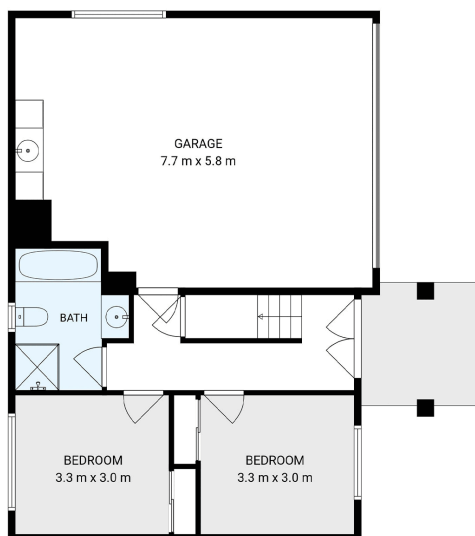
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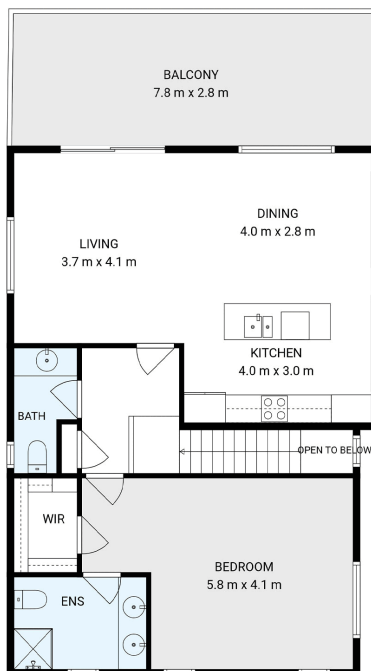
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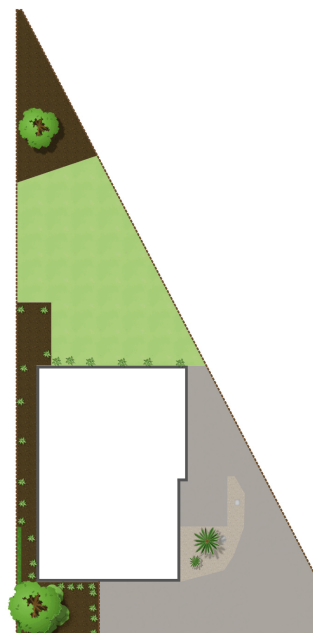




LOWER LEVEL



UPPER LEVEL



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Total approx. house area: 178 sqm inc garage

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

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