



7 Coomera Court, DROMEDARY, TAS 7030

Elevated lifestyle with river views

Elevated on a quaint hillside overlooking the Derwent River and the surrounding landscape, this property offers both peace and privacy, inviting you to begin a refreshing lifestyle change. Passing through the electric gate and making your way up the driveway, you immediately sense a calm ambience that provides welcome relief from the busyness of everyday life.

TYPE: For Sale

INTERNET ID: R24836720

SALE DETAILS

Offers over \$1,090,000

The 200 m² residence features four spacious bedrooms, with the master suite including a walk-in robe and a stylish ensuite. The additional bedrooms each have built-in robes, and there is also a dedicated home office.

The modern kitchen, complete with an island bench and overhead lighting, is fitted with near-new stainless-steel appliances, including a 900 mm cooktop, range hood, oven, dishwasher, and a butler's pantry with a second sink and extra bench space. Light-filled and inviting, the open-plan living area captures lovely views across the river.

Contemporary in design, the home holds a minimum 6-star energy rating, with full insulation, optimal orientation for natural sunlight, double-glazed windows (single-glazed doors), and 26 solar panels feeding into the grid, all contributing to year-round comfort and reduced energy bills.

Outdoors, the 2.5-acre allotment features established gardens and a variety of fruit trees that provide seasonal fresh produce. The property is serviced by tank water and includes a firefighting tank, an enviro-cycle septic system, and a garden shed. The expansive Colorbond workshop spans 160 m², offering a high entry suitable for a caravan or boat, and it is connected to single-phase power, and has a concrete floor.

Situated on the outskirts of Hobart, the property enjoys the convenience of shops and services just ten minutes away, with Hobart's CBD only a thirty-minute drive. With its serene outlook, generous residence size, and a substantial workshop, this property presents exceptional value compared with building from the ground up.

- Land Area 1 hectare
- Building Area: 200.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 8
- Single garage

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

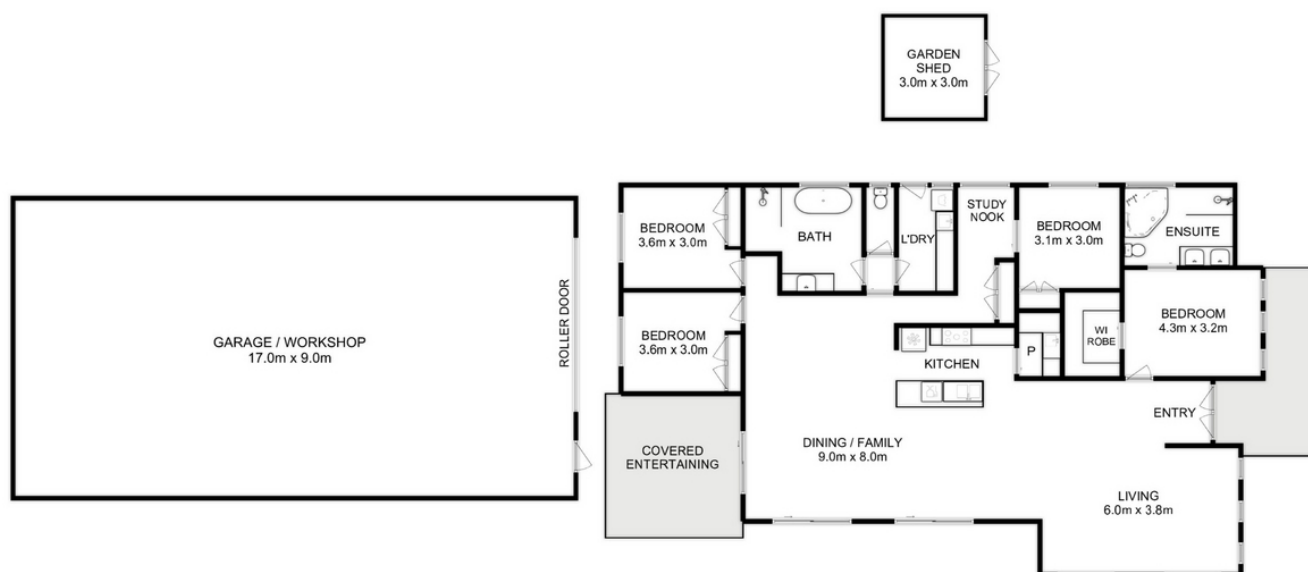
Renee Vanson
0417 535 112











Total Approx. Floor Area : 190 sqm
Total Approx. Outbuilding Area : 162 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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