



## 248 Clarence Street, HOWRAH, TAS 7018

A beautifully renovated mid-century home with exceptional outdoor living

Set behind high privacy fencing, this charming 1950s home blends original character with thoughtful modern updates, creating a warm, welcoming space in one of Howrah's most convenient pockets.

From the moment you step inside, the home's character is on display. Tasmanian oak flooring, timber sash windows with Tas Oak frames, picture rails and 2.6-metre ceilings

**TYPE:** For Sale

**INTERNET ID:** R24854783

**SALE DETAILS**

**Offers over \$775,000**

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give the interiors a wonderful sense of light, space and timeless appeal. All three bedrooms include built-in wardrobes and are serviced by a beautifully updated family bathroom, featuring a custom Blackheart Sassafras vanity and floor-to-ceiling tiling, along with a separate toilet.

The living space feels warm and inviting, with natural light streaming through the windows and a layout that flows easily into the heart of the home.

The kitchen has been tastefully updated in keeping with the home's character, featuring gorgeous timber benchtops, ample storage and a server window that opens directly to the outdoor entertaining area. This clever design creates a wonderful connection between the kitchen and the deck, complete with a breakfast bar and seating, perfect for relaxed meals and entertaining.

Outside is where this home really shines. The covered Eko deck is a true all-season entertaining space, complete with a woodfire and pizza oven, making it ideal for family gatherings and weekend entertaining. The backyard has been designed for both adults and children to enjoy, with built-in play equipment including a slide, sandpit and monkey bars, along with beautiful established gardens, fruit trees and three raised vegetable beds producing an array of produce including lemon, tomatoes, passionfruit, strawberries, herbs, veggies and more.

There is also a garage with a manual roller door, currently used as a workshop, along with two additional tin sheds and a paved area off the deck, all within a wonderfully private and established setting.

There is excellent parking and access with an exposed aggregate driveway, automatic front gate and an additional gate ideal for caravan or boat access, along with off-street parking for up to four vehicles.

Perfectly positioned close to the Shoreline Shopping Plaza, and within easy walking distance to the beach, park, Clarence High School and Howrah Primary School, this is a home that offers lifestyle, character and convenience in equal measure.

A truly special Howrah property â## beautifully renovated, full of charm and designed for relaxed family living.

- Land Area 721.00 square metres
- Building Area: 107.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4
- Single garage
- Floorboards

#### CONTACT DETAILS

**Elders Hobart**  
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## 248 Clarence Street, Howrah

House area: 107 sqm

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

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**Real Estate**