



## 49 Proctors Road Dynnryne TAS

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### Sunlit Cottage with Unmatched Location and Views

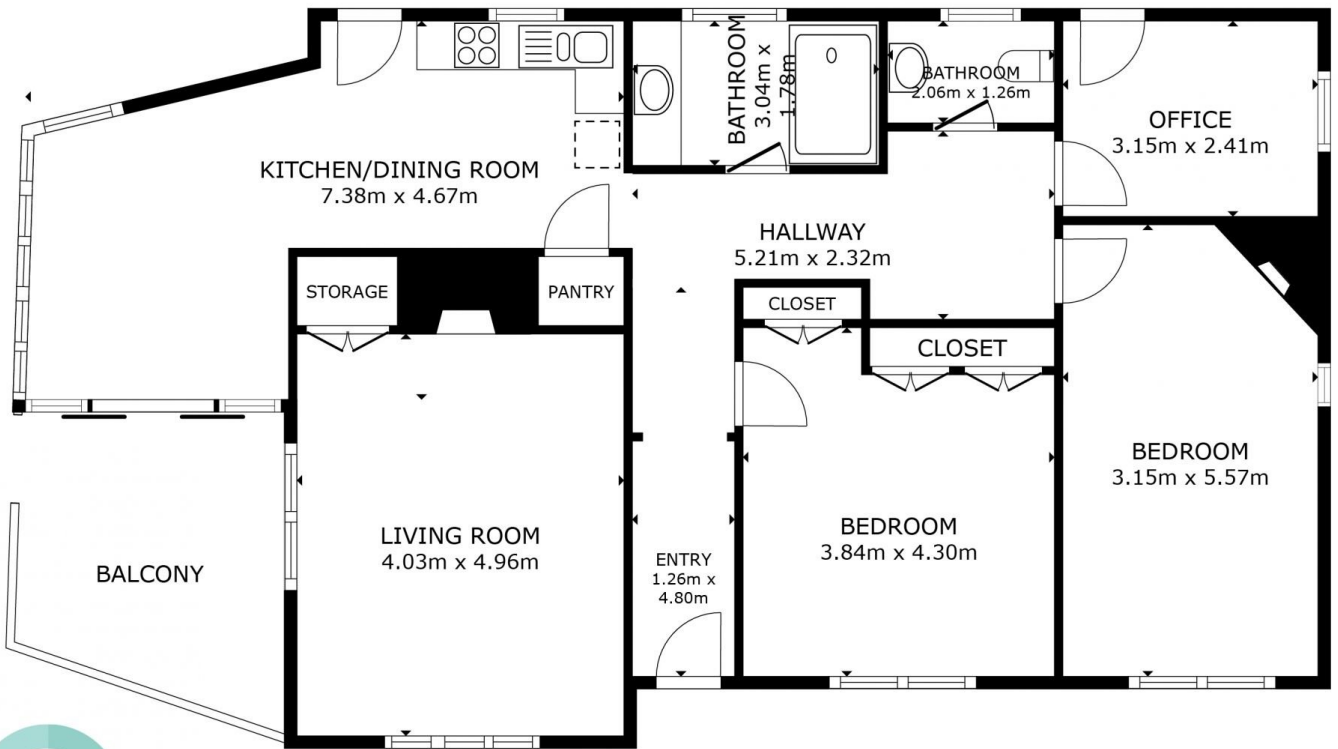
Welcome to 49 Proctors Road, Dynnryne—a quintessential 1930s cottage that perfectly captures the essence of historic charm while seamlessly integrating modern. This enchanting 3-bedroom home is more than just a house; it's a space filled with warmth, character, and timeless appeal. Nestled in a sunny, elevated position, the property offers a peaceful retreat from the hustle and bustle of daily life, surrounded by an established garden that bursts with colour and life throughout the year.

As you step inside, you're immediately greeted by the charm of the era, evident in the detailed woodwork, high ceilings, and original features that have been lovingly preserved. The living spaces exude a cozy, welcoming atmosphere that makes you feel at home from the moment

**Price** : Offers Over \$779,000  
**Building Size** : 107 sqm  
**Land Size** : 328 sqm  
**View** : <https://www.4one4.com.au/property/49-proctors-road-dynnryne-tas/8103096>



**Laurie Gray**  
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FLOOR PLAN



GROSS INTERNAL AREA  
 FLOOR PLAN 116.5 m<sup>2</sup>  
 EXCLUDED AREAS : BALCONY 11.2 m<sup>2</sup>  
 TOTAL : 116.5 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**4ONE4.**  
 PROPERTY CO.