

Expansive Townhouse with Spectacular Views, Privacy and Direct Reserve Access in Coveted West Hobart



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2/44 Fielding Drive, West Hobart

Offers Over \$795,000

Perched high above the city in a peaceful pocket of prestigious West Hobart, this impressively proportioned two-storey townhouse delivers a rare combination of space, serenity and sweeping panoramic views. Backing directly onto the natural expanse of Knocklofty Reserve, the property offers unrivalled privacy and instant access to Hobart's best bushwalks-while still being just minutes from the CBD.

Occupying a generous 163 sqm (approx.) across two levels, the residence combines space, functionality and an impressive sense of scale. The upper level features a spacious open-plan kitchen, dining and living zone that flows seamlessly onto the balcony, where sweeping views take in the city, harbour and River Derwent. The kitchen is well-appointed with extensive bench space, plentiful storage and a highly practical layout, ideal for both everyday living and effortless entertaining.

Two oversized bedrooms, both with built-in robes, are privately set apart-each with access to its own bathroom, including a private ensuite off the main bedroom. A full-size laundry, internal storage and separate WC further enhance the home's liveability. At the rear, a tiered sandstone garden frames the courtyard-presenting as a tidy, established space with native plantings, and offering excellent scope for those with a green thumb to enhance or reimagine it.

Property ID:	L34190552
Property Type:	Townhouse
Building / Floor Area:	163
Garages:	1
Land Area:	408.0 sqm

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On the lower level, there's a secure garage with internal access, plus a versatile under-house storage room or cellar-ideal for bikes, gear, wine or hobbies.

Set at the end of a quiet no-through road, this home is ideal for those who crave nature and convenience in equal measure. Step out the back gate and into the leafy trails of Knocklofty Reserve, perfect for walking, running or mountain biking-all while enjoying easy access to Hill Street Grocer, Lansdowne Crescent cafés, excellent schools, North Hobart's dining precinct and Hobart's vibrant city centre.

Whether you're seeking a peaceful retreat, a base close to the action, or a unique lifestyle surrounded by nature, this standout West Hobart property offers it all.