

1/15 Glen Ard Mohr Road, Exeter, Tas 7275



House For Sale

Wednesday, 28 February 2024

1/15 Glen Ard Mohr Road, Exeter, Tas 7275

Bedrooms: 3

Bathrooms: 2

Area: 468 m2

Type: House



Tanya Meneghetti
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Vaughan Rose
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\$549,000 - \$599,000

Discover the epitome of modern living in this exquisite 3-bedroom, 2-bathroom brick home, a testament to contemporary design and comfort. Built in 2020 on a 468 square metre allotment in the charming township of Exeter, this residence offers a seamless blend of sophistication and convenience.

Key Features:

- **Bedrooms & Bathrooms:** 3 bedrooms, 2 bathrooms, with built-in robes in all bedrooms
- **Year Built:** A brand-new construction, completed in 2020, ensuring modern features and style
- **Windows:** Double glazed tinted windows, providing energy efficiency and privacy
- **Heating Options:** Enjoy the warmth from the free-standing wood heater, heat pump, and heat transfer system
- **Open Plan Living:** An L-shaped open-plan layout seamlessly connects the kitchen, dining, and living areas
- **Kitchen Features:** The kitchen boasts integrated appliances, including a dishwasher, for a sleek and efficient design
- **Main Bedroom Suite:** The main bedroom includes an ensuite for added convenience
- **Outdoor Entertaining:** An undercover alfresco area offers a perfect space for outdoor entertaining
- **Security:** A security system provides peace of mind
- **Insulation:** Both ceiling and walls are insulated for energy efficiency and climate control
- **Storage Solutions:** Ample storage space throughout the home, including a 3m x 3m garden shed
- **Versatile Living Space:** The second living area is versatile, ideal for a games room or convertible back to a garage
- **Proximity to Amenities:** A short walking distance to schools, childcare centre, doctors, chemists, shops, and more
- **Local Commute:** A 7-minute drive to the Legana shopping precinct and a 25-minute commute to Launceston CBD
- **Contemporary Living with Convenience:**

• **Rates:** \$1,150/annum

• **Rent:** \$530/week

This home radiates contemporary elegance, featuring modern amenities, abundant natural light, and a layout that caters to both functionality and style.

Ideal Location in Exeter: Situated in the heart of Exeter, this residence offers unparalleled convenience with schools, childcare, healthcare, and shopping options just a short stroll away.

Effortless Commute: Enjoy the ease of a 7-minute drive to the Legana shopping precinct and a straightforward 25-minute commute to Launceston CBD, making daily living both accessible and stress-free.

Your Modern Sanctuary Awaits: Contact us today to explore this modern masterpiece in Exeter. Don't miss the opportunity to make this sophisticated residence your ideal home.

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.