

# 1/4 Kernot Close, Oakdowns, Tas 7019



## Unit For Sale

Saturday, 13 January 2024

1/4 Kernot Close, Oakdowns, Tas 7019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 98 m2**

**Type: Unit**



Daniel ten Broeke  
0408241814



David McLeod  
0438443658

**\$565,000 - \$595,000**

This fantastic brick home, one of just two on the block, sits in a quiet cul-de-sac, ensuring plenty of privacy from the road. It boasts spacious open-plan living, a modern kitchen and bathroom, generous accommodation, and a low-maintenance landscaped yard. With all it has to offer, this home suits buyers of all kinds and is certainly worth the look. Upon entering, you are welcomed into the open-plan living area with abundant natural light and plenty of space for the entire family. The kitchen provides ample storage with a pantry and spacious countertops, featuring quality stainless steel appliances. The area is serviced by a reverse cycle air conditioner for year-round climate control. Accommodation is provided by three dedicated bedrooms, all with built-in robes. A modern family bathroom with bath, shower, and vanity services the home, while the WC and laundry are conveniently separate. The laundry is situated at the back of the garage, offering direct access to the rear yard. This home includes a single-car garage with easy, near-level internal access. At the rear, a private patio provides a great spot for soaking up the sun or hosting family BBQs. The fully enclosed, low-maintenance yard is a secure place for kids and pets to play, and includes a small garden shed ideal for gardening tools, extra storage, or safely storing outdoor toys. Situated just a short commute from Glebe Hill Village and Lauderdale, residents can easily access food, shopping, schools, medical facilities, parks, and the beautiful Lauderdale Beach on hot days. Additionally, it's less than a 25-minute drive from the CBD, offering convenient access to all necessary amenities.

- ? Fantastic, low maintenance unit
- ? Open plan living leading to private outdoor patio
- ? Modern kitchen with quality stainless steel appliances
- ? Heat pump for year-round climate control
- ? Three spacious bedrooms, all featuring built in robes
- ? Family bathroom with separate WC
- ? Single car garage with near level internal access
- ? Laundry area within the garage, offering direct entry to the backyard
- ? Secure and easily maintained landscaped yard
- ? Proximity to Glebe Hill Village and Lauderdale
- ? 25 minutes from the CBD
- ? Water rates approx. \$1,160pa
- ? Council rates approx. \$1,200pa
- ? Rent appraisal \$500 - \$550pw