

1/40 Cambock Lane East, Evandale, Tas 7212



Unit For Sale

Friday, 3 May 2024

1/40 Cambock Lane East, Evandale, Tas 7212

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 101 m2

Type: Unit



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Best Offers Over \$495,000

Nestled in the heart of Evandale, 1/40 Cambock Lane presents a delightful fusion of contemporary design and serene living. This spacious open-plan townhouse boasts immaculate presentation throughout, offering a haven of comfort and style. Situated on a quiet street, yet centrally located, residents enjoy the convenience of strolling to the vibrant Evandale Market and nearby shops. Step inside and be greeted by an abundance of bright natural light that floods the interior, creating an inviting atmosphere throughout. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, offering a perfect space for relaxation and entertaining. Bifold doors extend the living space outdoors to the undercover alfresco area, ideal for enjoying the fresh air and alfresco dining. The modern sleek kitchen is a chef's delight, boasting quality appliances, ample storage, and sleek finishes, making meal preparation a breeze. Both generous-sized bedrooms feature built-in robes, providing plenty of storage solutions. The central bathroom offers convenience with a walk-in shower and a separate toilet. Stay comfortable year-round with the efficient air conditioning system that keeps the home at the perfect temperature. The home also offers a separate laundry space with direct access outside. Outside, the private fully fenced yard boasts low-maintenance gardens, providing a serene backdrop for outdoor enjoyment and relaxation. The property also features a single remote lock-up garage with internal access, offering secure parking for your vehicle, along with additional parking space or room for a trailer. With its proximity to Launceston airport and the CBD, commuting is convenient, ensuring you're never far from the heart of the action. Don't miss the opportunity to make this your new home, where modern comfort meets convenient living in Evandale. Schedule your inspection today and experience the lifestyle this property has to offer.

- Spacious open plan townhouse with immaculate presentation;
- Quiet street in central location, walk to Evandale Market and shops;
- Bright natural light throughout;
- Indoor and outdoor dining areas;
- Modern sleek kitchen with pantry;
- Generous bedrooms with BIR's;
- Air Conditioning system & heated bathroom floor;
- Single remote lock up garage.

Year Built: 2008
House Size: 101sqm
Land Size: 311sqm
Council Rates: \$1,305pa approx
Water Rates: \$1,000pa approx
Municipality: Northern Midlands Council
School Catchments: Evandale Primary & Kings Meadows High School

Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.