

**1/96 Goodwins Road, Rokeby, Tas 7019**



**Unit For Sale**

Tuesday, 21 May 2024

1/96 Goodwins Road, Rokeby, Tas 7019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 117 m2**

**Type: Unit**



Jake Towns

0402355789

## Offers Over \$585,000

Indulge in refined living within this exquisite 3-bedroom, 2-bathroom property, meticulously designed to cater to modern lifestyles. Upon arrival, prepare to be enchanted by the expansive interior, bathed in natural light pouring through generous windows. The open-plan layout effortlessly connects the living, dining, and kitchen spaces, creating a versatile environment ideal for both intimate family gatherings and entertaining guests. Experience the pinnacle of indoor-outdoor living as you step onto the lovely timber deck that has been recently reoiled, a serene oasis perfect for relaxation and socialising with loved ones. • Impeccably presented, with construction completed in July 2022. • Prime location next to a bus stop for easy city access • A mere 20-minute drive to Hobart CBD • A modern kitchen boasting pristine joinery, walk in pantry and stone benchtops. • Just a minute's drive from Howrah Sunrise Early Child Centre and a kids' playground • A two-minute walk to Glebe Hills shopping centre, offering convenient access to various amenities including a GP, dental services, Coles, cafes and more. • Close proximity to Howrah beach, schools and sports centres. • A spacious timber deck with a privacy screen. • A green grass backyard entertainment area perfect for children to play and adults to unwind under the sun. • Beautiful landscaping with well-maintained plants and hedges with irrigation lines. • Abundant natural light complemented by stylish blinds and curtains throughout • Pet-friendly space with the option to designate areas for dogs, chickens etc. • Hard flooring for easy maintenance • Two parking spaces plus a visitor spot • Breathtaking mountain views • Fly screens on all windows for added comfort. • Deakin heat pump and wall heater in the master bedroom for year-round comfort • A veggie garden and a sturdy garden shed on a concrete slab. This property offers an exceptional blend of luxury, convenience, and functionality, making it an ideal choice for discerning families seeking the epitome of modern living in Rokeby. Year built: 2022 Construction: Brick Veneer Annual Council Rates: \$1,400 approx. Water Rates: \$1,100 approx.