

**11/1 Cologne Drive, Oakdowns, Tas 7019**



**Sold Townhouse**

Tuesday, 16 January 2024

11/1 Cologne Drive, Oakdowns, Tas 7019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 170 m2**

**Type: Townhouse**



David McLeod  
0438443658



Daniel ten Broeke  
0408241814

## Contact agent

An architecturally designed, recently constructed double storey townhouse with high quality finishes. This exquisite property elevates daily living with expansive views over Ralphs Bay and kunanyi all whilst nestled in a bushland setting. Upstairs the contemporary black, timber, and stone kitchen profile is a true centrepiece of this home. With high quality European appliances, ample storage, and preparation space. The sleek design seamlessly merges within the open plan living area, creating a spacious and inviting atmosphere for gatherings and relaxation. From the open plan living, step outside onto your private outdoor deck, the ideal spot for enjoying the tranquil surroundings and hosting friends and family. Floor-to-ceiling sheer curtains add a touch of elegance, allowing dappled natural light to filter into the living spaces. The double-glazed windows throughout the property not only enhance energy efficiency but also allows plenty of natural light in. Also occupying the upper level, the generous master bedroom is a haven of luxury, boasting a large walk-in robe and a beautifully appointed ensuite. Downstairs, you'll find two additional bedrooms with built-in robes, providing ample storage and comfort. The contemporary bathroom features a shower and vanity, with a separate toilet and a conveniently located laundry area. There is a garage with internal access, providing both convenience and security, as well as additional off-street parking for two vehicles. The landscaped backyard is well considered and visually beautiful. The yard is fully enclosed, providing a safe and secure environment for both children and pets. Enjoy the wonderful fire pit area with scenic views in a private setting —perfect for evenings spent with friends and family all year round. The yard was carefully designed with low maintenance plants as well as a fully automated underground watering system. This exceptional property sits towards the top of the development offering privacy and tranquility. A testament to modern living, comfort, style, and convenience in one perfect package. Located in Oakdowns, just a brief drive away from Glebe Hill Village and Lauderdale, offering access to a variety of amenities and local beaches. This property is less than a 25-minute drive from the CBD, providing convenient access to all your essential needs.

- Architecturally designed townhouse with contemporary style
- Exceptional views of Ralphs Bay and kunanyi/Mt. Wellington
- Stunning kitchen with quality European appliances
- Open plan living and private outdoor entertaining deck
- Double-glazed windows throughout
- Master bedroom with walk-in robe and ensuite upstairs
- Two additional bedrooms with built-in robes downstairs
- Contemporary bathroom with shower and vanity
- Separate toilet and laundry area
- Powder room located on the second storey for visitors
- Beautifully landscaped low maintenance backyard (fully enclosed)
- Garage with internal access for convenience and security
- Additional off-street parking for two vehicles
- Proximity to Glebe Hill Village and Lauderdale amenities
- Less than a 25-minute drive to the CBD
- Council rates approx. \$1,380pa
- Water rates approx. \$1,200pa
- Body Corporate Fees approx. \$1,200pa
- Rent appraisal \$575 - \$625pw