

# 13 Epacris Court, Howden, Tas 7054



## House For Sale

Tuesday, 9 January 2024

13 Epacris Court, Howden, Tas 7054

Bedrooms: 7

Bathrooms: 3

Parkings: 14

Area: 2 m2

Type: House



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## Buyers in the \$1.25mil+ range to inspect

An amazing opportunity with a potential income stream in a private location in serene Howden. Lifestyle property being on a desirable 5+ acre allotment, generous 5 bedroom home and the bonus of a separate self-contained 2 bedroom villa unit. Options aplenty for local, interstate and international buyers looking at acquiring a property with the potential to rent out the unit or have additional accommodation for family and friends. Some key features of this great property:

House:

- Idyllic 'cape cod' home set over two levels
- Gorgeous gardens leading to an inviting and spacious entrance
- Modern kitchen with Caesarstone benchtops, soft closing drawers and heaps of cupboard space
- Quality kitchen appliances including AEG under bench oven, Bosch induction hot plates and dishwasher
- Lovely dining space with bay window looking over grassed area and your own tranquil flora and fauna
- Substantial sized and sunny main living with feature Tas Oak timber floor boards, and French doors opening onto a concrete patio area
- Second living zone providing you with usable versatile space
- Superb undercover entertaining area - perfect for the house warming party
- Main bedroom on this level being a terrific size, has a separate toilet, walk in robe, ensuite with dual basins, and heaps of bench space and storage cupboards
- On this level is another bedroom/study, generous laundry and toilet
- A blackwood balustraded staircase takes you to the second level where you will find three more bedrooms, and tiled main bathroom with separate bath and shower
- The home is heated by a fabulous Steel Fire wood heater, Daikin heat pump, panel heaters and plenty of natural sunlight streaming in

Unit:

- Undercover verandah at front of dwelling
- Light and bright open plan living
- Tas Oak timber floorboards
- Modern kitchen with quality appliances
- Tiled bathroom with underfloor heating, separate bath, shower, vanity and toilet
- Both bedrooms have built in wardrobes
- Daikin heatpump
- Private courtyard at rear

Outside:

- Heaps of parking for multiple vehicles, caravan, trailer, boat, jet ski etc
- Double garage and a double carport both with concrete flooring
- The grounds around the homes are cleared and would be perfect outdoor space for the growing family
- Easy care native gardens, cleared grassed areas and bush providing tranquility and privacy
- Water tanks and dam is located within the boundary providing easy access to water
- A bird haven which adds even more charm and serenity to this wonderful property
- Ride on mower included

This is the total package, you can enjoy country living at its best but are only minutes away from gorgeous pristine beaches. Blackmans Bay and Kingston are only a short drive away with numerous schools, shopping centres, café's, restaurants, medical facilities and sporting grounds, and Hobart's CBD is only 20 minutes away. All of this could be yours, and Signature Trio look forward to showing you through 13 Epacris Court, Howden. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.