

# 191 Camms Road, Kayena, Tas 7270



## House For Sale

Tuesday, 19 March 2024

191 Camms Road, Kayena, Tas 7270

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



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## Offers Over \$479,000

Nestled in the picturesque township of Kayena, this charming home offers uninterrupted river views and a serene ambience that promises a peaceful retreat from the hustle and bustle of city life. Tucked away in a quiet and peaceful location, this hidden gem boasts a range of modern upgrades, making it an ideal holiday home or forever home for those seeking to add their personal touch.

**Key Features:**

- **Newly Renovated:** Enjoy the luxury of a new bathroom and kitchen, along with fresh paint throughout the home, offering a contemporary and inviting atmosphere.
- **Dual Heating:** Stay cosy year-round with a heat pump and an inbuilt wood heater, providing warmth and comfort during the cooler months.
- **Connectivity:** NBN Connected
- **Water:** Town water connected
- **Location:** Walking distance to the water for all your water sports/hobbies
- **Versatile Layout:** Currently configured as a 2-3 bedroom home with an open study area, offering flexibility for additional accommodation or workspace as needed.
- **Master Bedroom Retreat:** The master bedroom features a walk-in robe and ensuite, providing a private sanctuary for relaxation.
- **Sweeping River Views:** Large picture windows and a sunny deck/patio area offer breath-taking views of the Tamar River, creating an idyllic setting for relaxation and enjoyment.
- **Separate Studio:** A studio in the backyard provides additional space for a private retreat, accommodating extra guests, or indulging the hobby enthusiast.
- **Easy-Care Allotment:** The 556m<sup>2</sup> elevated allotment is fully fenced, offering easy maintenance and privacy, while the single garage provides parking and a workshop area.
- **Convenient Location:** Just a 10-minute drive to Beaconsfield's amenities and a scenic 40-minute commute to Launceston CBD, offering both convenience and tranquillity.
- **Rates:** \$1,315 annually
- **Water:** \$120/quarter

Approximately

**Uncover the Potential:** Whether you're seeking a peaceful holiday escape or a home to make your own, this property offers endless possibilities for the discerning buyer. With easy access to the river and a serene ambience, it's a haven for those who appreciate the beauty of riverside living.

**Your Riverside Sanctuary Awaits:** Call us today to seize the opportunity to own this tranquil riverside home in Kayena. Don't miss the chance to create unforgettable memories in this hidden gem.

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.