

23 Hance Road, Howrah, TAS, 7018



Sold House

Thursday, 6 July 2023

23 Hance Road, Howrah, TAS, 7018

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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stylish appeal and conveniently located

This fantastic family home offers stunning open plan living with a great size kitchen, ample accommodation, dual bathrooms, and a large outdoor entertaining area. Walking distance to the Glebe Hill Village for all conveniences and a short commute to prestigious schools.

Upon entering this beautiful home, you are welcomed into the spacious open plan living, a generously sized area, beaming with natural light. With timber floors throughout and a heat pump for year-round climate control. The kitchen offers a gas cooktop and quality stainless steel appliances, plenty of storage and additional seating at the breakfast bar. The dining area has a large sliding door that flows the space out to the large side deck, a great space for entertaining family and friends.

Accommodation is provided by three bedrooms, the master bedroom with a modern timber and white ensuite and built in robes. The remaining two bedrooms both have built in robes and are serviced by a large modern family bathroom, keeping the same timber and white appeal with shower, bath, vanity, and a separate toilet. The laundry is also separate, with plenty of storage space and has direct access outside.

A concrete drive to the double carport provides covered internal access to the home via the laundry. The fully fenced rear yard is low maintenance with a decently sized garden shed, ideal for tools, a workshop or additional storage. The front garden has been landscaped and provides privacy to the front of the home, as well as offering a great outlook from inside.

Located within walking distance to the Glebe Hill Village or a short 15-minute commute to the CBD you'll have everything you need at your fingertips.

- ☑ Modern family home conveniently located
- ☑ Light filled open plan living with timber flooring throughout
- ☑ Heat pump for climate control
- Modern 2014 built home with double glazed windows
- ☑ Spacious kitchen with quality appliances, gas cooktop and ample storage
- ☑ Three generous bedrooms, all with built in robes
- ☑ Master bedroom with stylish ensuite
- ☑ Family bathroom with separate toilet and laundry
- ☑ Laundry with direct access outside
- ☑ Double carport with covered access inside via laundry
- ☑ Fully fenced, low maintenance rear yard
- ☑ Landscaped from yard that offers privacy
- ☑ Under house lockable storage with power
- ☑ Walking distance to Glebe Hill Village
- ☑ 15 minutes from the CBD
- ☑ Water rates approx. \$1,080pa
- ☑ Council rates approx. \$1,950pa
- ☑ Rent appraisal \$550 - \$580 pw