

**24 Tollard Drive, Rokeby, Tas 7019**



**House For Sale**

Monday, 3 June 2024

24 Tollard Drive, Rokeby, Tas 7019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 605 m2**

**Type: House**



Ben Vance

0362209100

## Price Guide \$ 750,000

Presenting to the market this quality family home constructed by Direen Homes within a popular new home's precinct. Arranged across a single level with a smart free flowing plan floor plan and designed with family living in mind. Comprising of a spacious living area including a well-appointed kitchen with SMEG appliances, a separate dining zone and a generous living area. Ideal for family living and perfect for entertaining friends and family as well. Three carpeted and spacious bedrooms are on offer, including a palatial sized master bedroom suite featuring a spacious ensuite and walk in robes, with the remaining bedrooms featuring built in wardrobes. The main bathroom comprises both a standing shower and a built-in bath which accommodates family needs, and a separate toilet and spacious laundry complete this package. Sliding doors from the living area make entertaining outside a breeze with an enclosed courtyard that enjoys a sunny northerly aspect. There is also a level, enclosed grassed area that is perfect for kids to play freely. An expansive exposed aggregate driveway offers lots of hardstand parking for those extra toys with an additional 6x6m garage offering loads of storage and secure parking if needed. Additional features include double glazing throughout, a wood heater fitted in the garage, and x 15 panel Hyundai solar system with a delta inverter providing 5.85kw output with a remaining warranty. This property is positioned so conveniently in this new home area that you can walk to Glebe Hill Village, the local doctors, the local childcare centre and more. You can also easily access the CBD in less than a 15-minute drive, and the southern beaches and Hobarts Airport are also within easy reach. Contact Ben Vance to discuss this property further or to arrange your private inspection. Council rates (approximate per annum) \$1872 Water rates (approximate per annum) \$1100 Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.