

35 Holkham Court, Orford, Tas 7190



House For Sale

Thursday, 13 June 2024

35 Holkham Court, Orford, Tas 7190

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2346 m2

Type: House



Greg Crump
0437134133

Offers over \$900,000

This spacious modern home, built for the current owners in 2018, features an abundance of natural light with open and informal spaces flowing seamlessly together. Sitting on a generous 2346 m² block this large one level 206 m² home is positioned in the very popular coastal township of Orford. Featuring a large open plan central living area spilling onto the north facing terrace and bbq area providing that sought after indoor/outdoor living style in which to relax and entertain family and friends. With reverse cycle heating and cooling throughout, this luxury home showcases the best of coastal living whilst providing year round comfort. The kitchen is the perfect balance of style and practicality featuring modern appliances, expansive stone bench tops, a large island bench and plenty of storage. The Master suite has a WIR and a large private ensuite with under floor heating. The remaining three large bedrooms all feature built in robes and are serviced by a generous central bathroom with bathtub and underfloor heating. Additional storage cupboards in the hallway and separate laundry ensures there is ample space to keep belongings organised and accessible. With a large second living room off the main area this home would suit families, retirees with grandchildren, professionals or those looking for that relaxed coastal vibe that Orford offers. The stand alone 12m x 7m lockup shed is perfect for storing all those water activity toys like jet skis, kayaks, tinnies, etc., a fantastic workshop, or a place to store and restore that dream car you have always wanted. Within a short drive to all the amenities of Orford or Triabunna this property offers easy access to the IGA supermarkets, Post Offices, hotels, cafes, medical facilities, sports grounds, golf and bowling clubs, the Triabunna Boat Marina, a number of public boat ramps and some of Tasmania's best fishing. Only a little over an hour from Hobart, 45 minutes from the Hobart International airport and at the gateway to the Great Eastern Drive featuring pristine beaches, world class wineries, fabulous eateries, iconic national parks and more. Experience the epitome of coastal living where sophistication meets comfort. Private inspections can be arranged with Greg who lives in Orford full time and specialises in coastal and rural property sales.