

# 4 Doaks Road, Lilydale, Tas 7268

## House For Sale

Wednesday, 8 May 2024



4 Doaks Road, Lilydale, Tas 7268

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 587 m2**

**Type: House**



Ananda & Kate

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## Offers Over \$499,000

Discover your perfect start with this charming 3-bedroom home, nestled in the peaceful enclave of 4 Doaks Road, Lilydale. This well-presented property, built in 1983, has undergone tasteful renovations to create a contemporary living space within its durable, low-maintenance brick exterior. Set on a generous, flat 858m<sup>2</sup> (approx) block, the home welcomes you into a modern, light-infused kitchen, boasting ample bench and cupboard space. The open plan design leads you effortlessly to a combined dining and lounge area, where comfort is assured year-round with the choice of a reverse cycle air conditioner or the homely warmth of a wood fire heater that delivers warm air to all bedrooms. All three bedrooms are well-proportioned, each featuring practical built-in robes. The chic family bathroom is complete with a separate bath and shower, while the convenience of a separate toilet is just next door. The home also benefits from a large garage and shed, offering internal access for secure off-street parking and space for workshop or extra storage. Outside, the paved area is perfect for relaxing and watching the children play in the secure backyard with views of Mt Arthur as your backdrop. Situated within a tight-knit community, the property is just a stone's throw from Lilydale school, IGA supermarket, cosy café, inviting pub, and scenic walking tracks. Lilydale's amenities and its 25-minute proximity to Launceston CBD underscore the desirability of this location. With its combination of comfort, convenience, and a welcoming community, this lovely home on Doaks Road is sure to captivate and provide a serene lifestyle or a valuable addition to your investment portfolio. Year built: 1983 Council Rates: \$409 p/q approx. Water rates: \$250 p/q approx. Land size: 858m<sup>2</sup> approx. Building size: 146m<sup>2</sup> approx. Rental estimate: \$390-\$420 per week approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.