

# 44 Cambock East Lane, Evandale, Tas 7212

livinghere

## House For Sale

Friday, 3 May 2024

44 Cambock East Lane, Evandale, Tas 7212

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 822 m2

**Type:** House



Lochie Reid  
0363323500

## Expressions of Interest

Set amidst lush and mature gardens, lies the quintessential country home you have been yearning for. This distinguished brick home offers spacious living and charming details, with a focus on seclusion and exclusivity, you can relish the tranquil views of the serene rolling hills and beyond. When entering the home, you are greeted with a beautiful, yet functional open kitchen with ample dining space and cupboard storage that overlooks the vibrant vegetable gardens that have been incredibly maintained by the current owner of the property. Positioned adjacent to the kitchen, you are met with a charming dining area which conveniently opens through double stained glass doors into an extensive living area, with sizeable windows and desirable comfort. This expansive family residence generously provides four well-sized bedrooms, all with built in robes and two historically captivating timber bathrooms in conjunction with an office, and a joint living and dining area across two levels. Nestled in the serenity of Evandale on a desirable, yet quiet street, this property is well suited to all families. The exterior boasts historic attributes with modern, functional styles and exemplifies a true attention to detail. The interior of the property is warm and inviting and offers both morning and afternoon sun that provides a delightfully comforting atmosphere that is already made so prominent throughout the entirety of the property. Ascending to the upper level sees you in a harmonious blend of style and comfort for your utmost enjoyment, it's here you will be met with three of the four, well sized bedrooms and one of the spacious and conveniently positioned bathrooms. You will be immersed in the depths of wooden veneer and neutral tones, providing a sense of unrivalled homeliness and comfort. Plentiful garaging and your very own separate studio, perfect for short term accommodation for family or perhaps a business venture. A selection of established fruit trees and vegetable gardens complete this offering, ensuring this property has all you could hope for in a family home. Incredibly well kept, in the highly desirable historic township of Evandale, considered by many as Launceston's most exclusive satellite village. Evandale is a mere 15-minute drive from the city centre and only a few minutes away from Launceston Airport.