

# 45 Cambock Lane East, Evandale, Tas 7212

## House For Sale

Monday, 3 June 2024



45 Cambock Lane East, Evandale, Tas 7212

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 390 m2**

**Type: House**



Todd Streets Nick Hosking  
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## Offers Over \$580,000

Situated in the enchanting, historical village of Evandale, 45 Cambock Lane presents a charming and private abode, perfect for professionals, downsizers or those seeking a serene retirement retreat. This delightful two-bedroom house, set on 390 square metres, offers an idyllic country outlook complemented by leafy surrounds with a sense of tranquillity and escape from the bustle of daily life. As you step inside, the warmth and character of this home will be sure to appeal. Two comfortable sized living rooms provide space for relaxation and entertainment. For those in need of additional sleeping quarters, there exists the potential to convert one of these rooms into a third bedroom, perfectly catering to your personal needs or accommodating guests. The residence boasts an internal lock-up garage, ensuring the safety and security of your vehicle while doubling as additional storage space. Moreover, the established manicured gardens that frame the property are a gardener's dream, inviting you to indulge in the gentle pleasures of horticulture or simply to enjoy the natural beauty in your new home. The large bathroom is thoughtfully appointed to cater to all household members, with wide access. Whether you're a first home buyer looking to step onto the property ladder, a professional seeking a peaceful haven to return to after work, or a retiree seeking a quiet and private setting, 45 Cambock Lane is a true gem awaiting your discovery. Land size: 390m<sup>2</sup> approx. Building size: 118m<sup>2</sup> approx. Year built: 2011 Rates: \$400 per quarter approx. Rental estimate: \$430 - \$470 Per Week. 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.