

**46 Woodleigh Drive, Oakdowns, Tas 7019**



**House For Sale**

Monday, 3 June 2024

46 Woodleigh Drive, Oakdowns, Tas 7019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 779 m2**

**Type: House**



Mark Weaver  
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## Offers over \$635,000

This north-west facing, solid brick and tile construction will tick so many boxes for families, first home buyers, downsizers, and investors alike. The home features single level living, generous room sizes, and a fantastic back yard for entertaining. A welcoming entry hall ushers you into the warm, carpeted living room, the neutral colour palette perfect for adding your preferred tones and textures. A separate dining room provides a great space for the family to come together at the end of the day, and is highlighted by a lovely Italian floor tile that continues throughout the hall, kitchen, and bathroom. A modern inverter in the living area is complemented by luxurious underfloor heating throughout, featuring the ability to heat different zones individually to suit your needs. All the bedrooms are spacious and carpeted, the master incorporating a walk-in robe, whilst the other two rooms have built-ins. A large blackwood kitchen includes a classic tile splashback, Euro appliances, pantry, and fabulous downlight to flood optimum natural light to flood into the space. The bathroom is very practical and well maintained, including a vanity, shower, and bath, whilst the toilet is located separately for your convenience. A very generous laundry/mudroom provides entry from what is a stunning back yard, a space that will provide you and your family with countless precious memories. The flat, secure and spacious yard has been designed to incorporate a large undercover entertaining area from which some gorgeous views over Ralphs Bay can be enjoyed. Raised garden beds, sculptured paths and a tasteful bird aviary complete the yard which also features entry to the massive garage and handy gardener's powder room/toilet. This huge garage has automatic doors at either end, perfect for washing the boat or to cater for guest parking at the annual Grand Final party!! Investors will take note of the enticing combination of capital growth and high yield potential, an ideal set and forget property to add to your growing portfolio. Oakdowns is an emerging suburb, located 20 mins from the CBD and only 5 minutes from the major suburbs of Lauderdale and Howrah. It is home to a high proportion of young families, all looking for the perfect blend of suburban convenience and relaxed Easter Shore vibes. 46 Woodleigh Drive is an immaculately maintained entertainer, awaiting your immediate inspection. Contact Mark Weaver to ensure your inspection today.

- North-west facing, brick and tile construction
- Spacious, carpeted bedrooms with robes
- Generous kitchen, local timber cabinetry, Euro appliances
- Large covered entertaining deck, water views
- Massive garage, automated doors, powder room
- Underfloor heating, skylight, auto security shutters

Council Rates: \$2,100 (Approx p.a.) Water Rates: \$1,000 (Approx p.a.) 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.