

# 6 Athena Drive, Risdon Vale, Tas 7016

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## House For Sale

Tuesday, 2 April 2024

6 Athena Drive, Risdon Vale, Tas 7016

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 491 m<sup>2</sup>

Type: House



Mandy Welling



Bree Harrisson  
0400770514

## **Offers over \$599,000**

This beautifully presented home is the perfect combination of affordability and comfort. Located in the new homes area of Risdon Vale and is only a 20-minute drive into the city. Local schools, parks, eateries, Foodworks and the post office are only a two-minute drive away, creating a convenient lifestyle. Entering through a secure electric gate and parking under the carport, protecting your vehicle from the winter frosts, you'll discover the manicured gardens with thriving roses and citrus trees. Upon entering the home you'll find the primary suite to the left, a true retreat, complete with an ensuite and a built-in wardrobe. The open plan living and dining space creates a warm and inviting atmosphere, the large windows to soak up all the natural light and travels out onto an elevated timber deck. The sleek and modern kitchen is a chef's delight, featuring high-quality appliances, ample storage space, and a breakfast bar for casual dining. Just imagine a lazy Sunday morning, cooking pancakes with your loved ones. Separate from the main living space are two more bedrooms, both with built in robes. The laundry offers ample storage and external access. Enjoy a long bubble bath in the primary bathroom that is designed for relaxing after a long day at work. This property is a wonderful opportunity for first-time buyers wanting to enter the market. Don't wait, as homes like this don't last long on the market, make 6 Athena Drive your new home.

**Property Features:**

- 6.8 energy star rating
- Constructed by Maveric Builders in 2015
- Richmond Wheel & Castor Co electric gate
- Dual blinds
- Rental appraisal approx. \$510 per week

Exceed Property have made all reasonable efforts to obtain information regarding this property from industry and Government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability /usage requirements. All measurements are approximate.