

**9/1 Cologne Drive, Oakdowns, Tas 7019**

**Raine&Horne.**

**House For Sale**

Tuesday, 26 March 2024

9/1 Cologne Drive, Oakdowns, Tas 7019

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 478 m2**

**Type: House**



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## Offers Over \$650,000

With a sleek and modern design, this fabulous townhouse exudes style whilst maintaining a practical layout that would suit a multitude of buyers. Set in a neat complex, the home offers space, convenience and low maintenance living. The upper level consists of a huge open plan kitchen/living space that opens up via double sliding doors to the generous entertaining deck. The kitchen features quality appliances including a stainless steel dishwasher, generous island bench with dual sinks and loads of cupboard space. The lounge is full of natural light and the double glazing and reverse cycle heat pump keep the home warm in winter & cool in summer. There are a couple of study nooks as well as room for a full dining suite. From the living space and deck, there are views across to the river & mountain. The primary bedroom has a stylish ensuite and large walk in robe and completing the upper level is a separate powder room. The lower level has two spacious bedrooms, both with built in wardrobes, the family bathroom, separate toilet and clever hideaway laundry. There is a single lockup garage with automatic door as well as additional off street parking for another vehicle. The yard is fully fenced and is very low maintenance, while still giving plenty of space for the kids or pets to play. Oakdowns is about a 15 minute commute to the city with plenty of shops & schools nearby, this home is an absolute delight and will not disappoint. With an expected rental return of \$630-\$650pw, this will suit investors, first home buyers or downsizers alike. For further details, please contact Matt Carne. The Vendor reserves the right to accept an offer at any time during the marketing period. To arrange your inspection, please contact our office using the Contact Agent link on this page. All measurements are approximate and details intended to be relied upon should be independently verified. The particulars contained in this advertisement do not form any contract. While care has been taken in its presentation, no representation is made and no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquiries and satisfy themselves in all respects.