

**22 Mayland Court, Rokeby, TAS, 7019**



**House For Sale**

Friday, 30 August 2024

22 Mayland Court, Rokeby, TAS, 7019

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Ben Briscoe

## **Affordable First Home or Investment Property**

Privately nestled in a quiet cul-de-sac and located within the conveniently positioned suburb of Rokeby, close to a range of amenities, sits this affordable, 3 bedroom property filled with abundant sunshine and spacious living.

As you step inside, you are welcomed by a warm and inviting ambience, offering new carpet throughout and a spacious floor plan. The open-plan living area bathes in sunlight and is heated by a cosy wood heater and a new reverse cycle heat pump keeps you comfy all year round.

The modern kitchen, with room to dine-in, comes equipped with plenty of storage and spacious countertops and a new dishwasher. The kitchen flows seamlessly out onto the large undercover entertaining deck, offering impressive views and privacy, somewhere to enjoy your and morning coffee and a great place to entertain family and friends.

Three generous bedrooms make up the comfortable accommodation, each enjoying plenty of natural light, one with a heat pump and two with built-in wardrobes. The bathroom servicing the home features a large walk-in shower and vanity, with a separate toilet next door. The adjacent laundry contains room for everyday essentials, along with direct outdoor access.

The expansive gardens, set amid a natural backdrop, with easily maintained lawns drenched in enviable Eastern Shore sunshine offer the perfect spot for children and pets to play. Secure, off-street parking is provided within the driveway. There is the added bonus of solar panels installed at the property, ensuring that energy costs are significantly reduced.

Rokeby is a fast-growing suburb, filled with fantastic parks and recreation spaces, along with numerous schools, shops, cafes, and essential services. The newly opened Glebe Hill Estate with major supermarkets and medical facilities is located nearby.

Offering sun-filled, spacious comfort in a convenient location, this home will appeal to a myriad of buyers, from investors, first-homebuyers, downsizing retirees, and small families alike.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.