

# 3 Cohen Court, Hadspen, TAS, 7290

## House For Sale

Sunday, 3 November 2024



3 Cohen Court, Hadspen, TAS, 7290

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ananda & Kate

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## Tranquil Retirement Living

Nestled within the serene confines of Hadspen's Rutherglen Village, 3 Cohen Court offers an idyllic retreat for those seeking a tranquil retirement lifestyle. This meticulously crafted property, spanning 315 square metres, has been tailored to meet the desires of retirees 50+ who cherish both comfort and convenience.

Upon entering this delightful residence, one is greeted by two expansive living and dining areas, bathed in natural light, thanks to the property's sunny aspect. Each of the two well-proportioned bedrooms boasts ample built-in wardrobes, ensuring a clutter-free environment.

Step outside, and you are met by a charming courtyard and backyard, presenting a lovely outlook and a perfect spot to indulge in a morning cup of tea or to immerse oneself in a good book. The garden space invites green thumbs to potter and plant to their heart's content, providing a peaceful outdoor haven.

Other notable features include an additional toilet for guests, a walk-in shower for practicality, a handy carport to shelter your vehicle, and a separate laundry enhancing the sense of space and utility.

3 Cohen Court is more than just a home; it's a lifestyle choice that offers privacy, security, and community in a sought-after Tasmanian locale. A property that truly understands the desires of the discerning retiree, this is an opportunity not to be missed.

Council rates: \$912.99 p/a approx.

Water rates: \$227 p/q approx.

Building size: 93m<sup>2</sup> approx.

Land size: 315m<sup>2</sup> approx.

Year built: 1985

Rental estimate: \$320-\$350 per week approx.

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.