

56 Napa Street, Howrah, TAS, 7018



House For Sale

Wednesday, 14 August 2024

56 Napa Street, Howrah, TAS, 7018

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House

STUNNING NEAR NEW HOME - MODERN LUXURY LIVING

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Offering quality at every turn, flawless presentation from start to finish, with high-end fixtures and fittings throughout, this lavish home awaits its lucky owner!

Situated in the ever-popular new homes area of Howrah/Glebe Hill Estate, is this immaculately presented home in as new condition.

Featuring contemporary design with modern comfort, this stunning property is suited to even the most fastidious home buyers.

The open plan living areas with floating timber floors (on a concrete slab), flow seamlessly throughout sun-soaked interiors and inviting neutral décor being bathed in natural light and warmth. This area comprises of a beautiful kitchen that has been generously appointed with sleek black quality appliances, stone benchtops and a butler's pantry, making entertaining for friends and family a must.

The living areas create a smooth connection between indoor and outdoor by providing access, through sliding glass stacker doors, to the undercover entertaining area and fully landscaped grounds.

The main bedroom is generously proportioned with a large walk-in wardrobe/dressing room and a beautiful tiled ensuite with matt black fixtures and fittings.

The family bathroom is spacious and features an integrated bath and an attractive walk-in tiled shower also with matt black fixtures and finishes.

The home boasts a further two generous sized bedrooms, both with built-in wardrobes.

As you would expect from a home of this quality, all glazing is double glazed and there are dual blinds on most windows!

The level, secure fully fenced yard is large enough for kids and pets, whilst featuring a stunning undercover entertaining/BBQ area and 3m x 2.5m garden shed.

A concrete driveway marks the entrance to the garage, complete with an automatic door and internal entry to the home. The laundry also resides in here.

The property is within a short distance from the Glebe Hill Village development, which is one of Eastern Shore's most convenient shopping destination. Along with Coles Supermarket, Post Office, McDonalds, the village is complimented by a diverse tenancy mix targeted at meeting your weekly shopping needs including restaurants, bakery, pharmacy, doctors, hairdressers and beauticians.

Hobart's CBD, the waterfront and Salamanca are only 20 minutes away in one direction and Hobart's International Airport is 20 minutes away in the other direction.

If it's the beach or golf course you want to be near, there are several of both these within a 10 - 15 minute drive.

There is simply nothing that needs doing to this immaculately presented family residence - just move in and call this house your home.

FEATURES

- . large family home situated in Howrah/Glebe Hill Estate
- . flexible floor plan with huge open-plan, sun-filled living areas
- . brilliant chef's kitchen with stone benchtops and quality appliances as well as a butlers pantry
- . three large bedrooms, all with built-in-wardrobes
- . the main bedroom has a wonderful walk-in-wardrobe/dressing room and beautiful ensuite bathroom
- . the family bathroom must be seen to be believed, complete with a luxurius bath and walk-in tiled shower
- . garage with remote controlled door and internal access to the home
- . two reverse cycle air conditioners for efficient heating and cooling
- . double glazed windows throughout and energy efficient LED lighting
- . 2.7 metre ceilings and clerestory windows
- . low maintenance brick and colorbond roof construction
- . plenty of storage throughout
- . fully fenced and landscaped grounds with low maintenance gardens and level grassed area
- . fabulous undercover entertaining/BBQ area
- . short distance to schools, child-care centres and public transport
- . Glebe Hill Village, Hill Street Grocer and TCM as well as Shoreline Plaza are only a short drive away
- . close to beaches, golf courses and recreational activities
- . 20 minute drive to Hobart's CBD and Salamanca in one direction and Hobart's International Airport in the other

If you require any further information, please contact the listing agent Graeme Lawler on his mobile phone or by email.

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Council Rates: \$2250 per annum (approx.)

Water Rates: \$1,200 per annum (approx.)