

**8 Roybridge Way, Howrah, Tas 7018**



**House For Sale**

Wednesday, 17 April 2024

**8 Roybridge Way, Howrah, Tas 7018**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 705 m2**

**Type: House**



Rose Allie

0426877789



Mickey White

0362206999

## Offers over \$830,000

Conveniently located in a newly developed section of Howrah Gardens Estate, this near new family home is just minutes from beaches, shopping centres, parks, schools and only 15kms from Hobart's CBD and Salamanca in one direction and 15kms to Hobart's International Airport in the other direction. Beautifully put together, this 2021 built contemporary home offers an open plan kitchen, dining and living area which leads directly out through sliding glass doors to a north/west facing covered outdoor entertaining area. The kitchen presents fashionable fittings and is finished with stone bench tops and stainless-steel appliance and offers plenty of cupboard with a walk-in pantry and a spacious island bench. Accommodation comprises four generously sized bedrooms, two with built in wardrobes. The main bedroom offers a walk-in wardrobe and sleek ensuite with spacious walk-in shower, vanity and toilet. An added bonus is the second living room/theatre room also providing glass sliding doors to the outdoor area allowing a seamless flow from indoor to outdoors. The surrounds are fully fenced and landscaped, perfect for children and pets alike. Don't miss out on this incredible opportunity for modern living in a convenient location. **ADDITIONAL FEATURES INCLUDE** • Low maintenance brick and colorbond construction • Open plan plus second living area • Versatile floor plan, sun-filled living areas • Covered alfresco/outdoor entertaining • Four bedrooms and two bathrooms (ensuite to the main bedroom) • Built in fireplace • Reverse cycle air conditioning for efficient cooling and heating • Double glazed windows and energy efficient LED lighting • Heat transfer vents x2 • Featuring a neutral pallet throughout • Induction cooktop/Pyrolytic oven • Plenty of storage throughout • Double garage with panel lift door • NBN connected, fibre to the premises • Solar panels, 7kw inverter system