

## FOR SALE

**BRAND NEW HOME NESTLED AT THE END OF A QUIET CUL-DE-SAC, 6 STAR ENERGY RATED , LOW MAINTENANCE WITH LEVEL ACCESS, LARGER STYLE TOWNHOUSE AT 149M2.**

Brand new home, 3 bedrooms, two bathrooms, double car garage, 6 star energy rated and positioned at the end of quiet cul-de-sac in Oakdowns estate, only 15 minutes to Hobart CBD and airport, 5 minutes to Lauderdale beaches and shopping and 5 minutes to the new Glebe Hill shopping centre, ticks many boxes.

This new home features a 12 year structural warranty, one of only two on a "non-active strata" meaning no strata fees as the only shared area is a section of the concrete driveway. Eligible for first home owners grant if applicable to buyer.

This home, completed in October 2024 features fully insulated walls, floors and ceilings, double glazed windows throughout, large sundrenched lounge and dining, generous kitchen with stone benchtops, tiled walls, plumbed fridge cavity and huge pantry. The bedrooms all feature built-in robes with the master bedroom featuring external access and generous ensuite. A rare feature in a townhouse is the double car garage, with side installed laundry and cabinetry offering plentiful storage and internal access to the home. The rear deck of the home is a fantastic suntrap and perfect for entertaining or bbqs. Two heatpumps take efficient care of the heating and cooling in this 6 star energy rated home, along with led lights throughout you can be assured of low running costs year around. Landscaping to be completed upon settlement inclusive of low maintenance paths and instant turf to backyard.

Absolutely nothing left to do, fully completed and ready to move in, the blinds are installed and ready for thier new owner to simply sit back and enjoy.

- completed October 2024
- 6 star energy rated
- level access
- 2 car internal garage
- very low maintenance grounds

**3 BED | 2 BATH | 2 CAR**

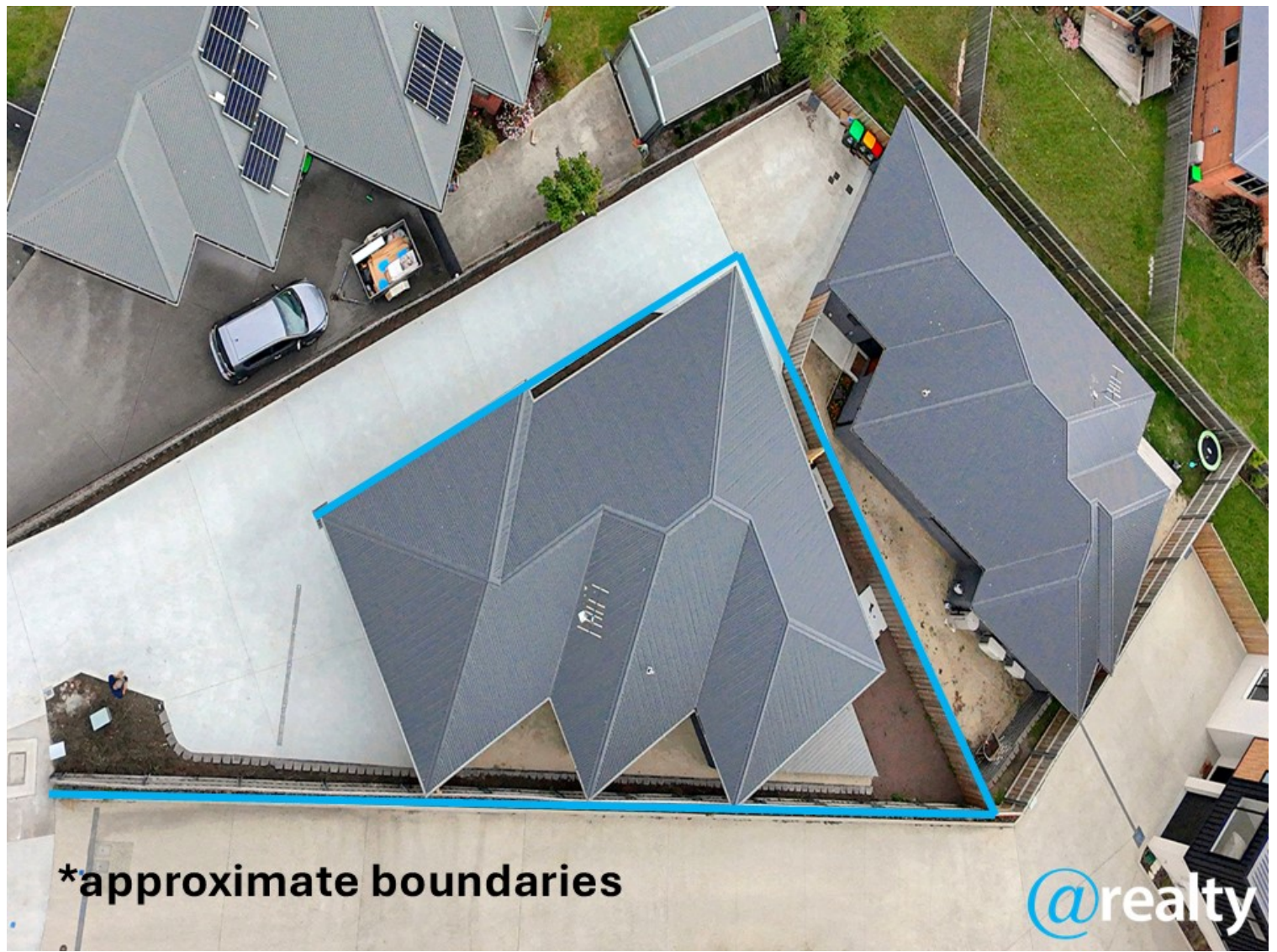
**PRICE:**  
\$600000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.