



## FOR SALE

### AS GOOD AS NEW

Moving into this immaculate 2019 modern three-bedroom brick house is like moving into your very own new build. With freshly painted walls, new carpet, modern fittings and beautiful floorboards there is nothing to do but put your own personal touch to this impeccable home.

As you enter the property, situated in the sought-after Olive Grove Estate you are welcomed by a beautifully landscaped garden and a stylish entrance.

Entry can be made through the front door or the internally linked garage, (perfect for all weather conditions). The house is well laid out with the large master bedroom, classy ensuite and walk in wardrobe separated from the other two good sized bedrooms and the family areas. There's plenty of storage space with built in wardrobes in both bedrooms as well as built in cupboards in the laundry and hallway. A soft neutral palette gives the main bathroom with both bath and shower a contemporary relaxing vibe.

The well-appointed kitchen and living space overlook the fully fenced backyard. A lovely timber sundeck enclosed with childproof safety glass, seamlessly flows from the living area providing an ideal outdoor entertainment area.

External stairs lead to the back of the property, with plenty of room for extra gardens, children's play equipment or for pets to run around. A shaded area under the deck and pathways at both sides of the house are neatly laid with Tassie gold gravel.

Nestled between Geilston Bay and Risdon Vale, this gem of a place is a good travelling distance to major Hobart destinations. It only takes a 10-minute commute south to the Hobart CBD and waterfront and a 10-minute commute north to the Derwent Entertainment Centre. Hobart airport is 20km away and the large shopping and administrative complex of Rosny Park is only 7km away.

The location provides a good choice of public and private schools at Geilston Bay, Lindisfarne and Risdon Vale & nearby suburbs.

Attractive to first homeowners, investors, retirees or a growing family this home will draw a lot of attention.

3 BED | 2 BATH | 1 CAR

#### PRICE:

Offers over \$595,000

#### OPEN FOR INSPECTION:

N/A

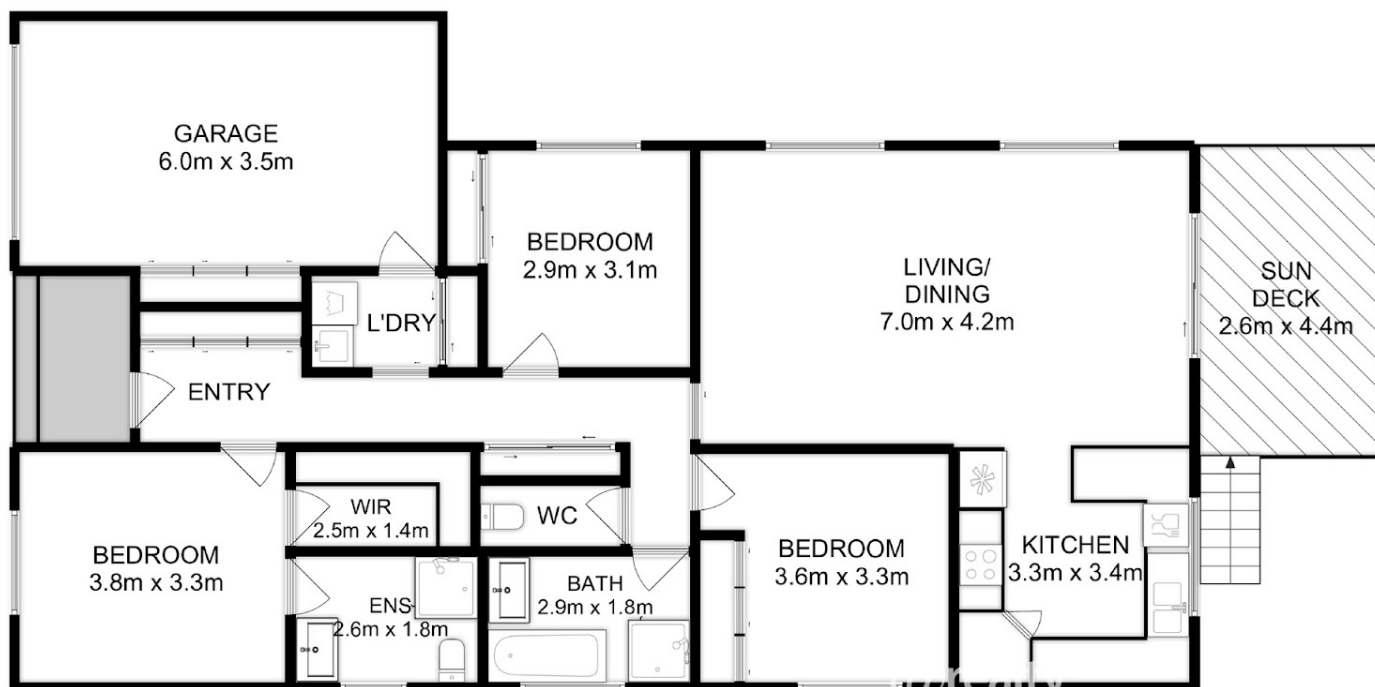


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Total Approx. Floor Area : 142 sqm



All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com

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.