



40 Holkham Court, ORFORD, TAS 7190

Well presented home on a generous 5,400 sqm block

This very well presented home, set in a tranquil garden setting, sits on a generous 5,400 sqm. The level 171 sqm home is positioned in the very popular coastal township of Orford and offers that sought after 'coastal' lifestyle with a multitude of possibilities and potential for the astute buyer.

Featuring an open plan kitchen/dining/living area opening onto the north facing terrace

TYPE: For Sale

INTERNET ID: R24277248

SALE DETAILS

Offers over \$925,000

and BBQ area providing that sought after indoor/outdoor living style in which to relax and entertain family and friends. With ducted reverse cycle heating and cooling, a recently restored open fireplace and 20 solar panels, this home offers the best of coastal living whilst providing year-round comfort.

The large kitchen is perfect for the entertainer featuring plenty of bench space, storage and access to the dining zone and through sliding doors to the outside patio and undercover veranda. The master bedroom suite has a WIR and private ensuite. The remaining three large bedrooms feature built in robes and are serviced by a generous central bathroom with bath, shower and separate WC. The living/lounge features a raked ceiling and open fire that opens off the grand entrance and adjoins the dining area. This home would suit families, retirees with grandchildren, professionals or those looking for that relaxed coastal vibe that Orford offers.

The 3-bay stand-alone 68 sqm lockup shed is perfect for storing all those water activity toys, a fantastic workshop/studio, or a place to store and restore that dream car you have always wanted. Additionally, there is a lockup garden shed to securely store all your general gardening tools.

Within a short drive to all the amenities of Orford or Triabunna this land offers easy access to the IGA supermarket, post office, hotels, cafes, medical facilities, sports grounds, golf and bowling clubs, the Triabunna Boat Marina, several public boat ramps and some of Tasmania's best fishing. Only a little over an hour from Hobart, 45 minutes from the Hobart International Airport and at the gateway to the Great Eastern Drive with its pristine beaches, world class wineries, fabulous eateries, iconic national parks and more.

- Land Area 5,400.00 square metres
- Building Area: 171.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6
- 3 car garage

CONTACT DETAILS

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Total Approx. Floor Area : 169 sqm
Total Approx. Outbuilding Area : 83 sqm

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