



## 32 Holkham Court, ORFORD, TAS 7190

Fabulous opportunity on Tassie's East Coast

Welcome to 32 Holkham Court, Orford. This spacious family home is situated on a generous 2181sqm block of level land in a private and quiet area. Built in 2000 with high quality materials, this brick veneer home offers peace of mind and comfort for its new owners with no further work required or modernised to suit your needs.

Featuring 3-bedrooms this house offers great family living with the master bedroom

**TYPE:** Sold

**INTERNET ID:** R24387686

**SALE DETAILS**

**Offers around \$795,000**

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

featuring an ensuite and WIR. The remaining 2 bedrooms sit opposite the main bathroom. The kitchen is central to the dining, lounge and family spaces with direct access to the outside deck.

The expansive outside deck is perfect for entertaining with family and friends around the BBQ or just simply enjoying a quiet 'sundowners' at the end of the day.

#### Key Features

- \* Open plan kitchen, dining and living area
- \* Large family or pool room
- \* Wood heater plus reverse cycle heating & cooling
- \* Large outdoor entertaining area
- \* Single level throughout
- \* Large north facing block
- \* Double lockable garage
- \* Dual vehicle access down either side of the property
- \* Large rear area for your boat and caravan

This property is extremely low maintenance and provides a blank canvas for new owners. Whether you dream of a landscaped garden, a play area for the kids or veggie beds and chooks - the possibilities are endless.

Located within walking distance, or a short drive, to shops, post office, cafes & hotels, medical services, the Triabunna marina, boat ramps and more. Only one hour from Hobart and within 40 minutes to some of Tassies great cool climate east coast wineries and eateries this property is sure to attract early interest.

- Land Area 2,181.00 square metres
- Building Area: 133.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 8
- Double garage
- Ensuite

#### CONTACT DETAILS

**Elders Hobart**  
5 Victoria Street  
HOBART, TAS  
03 6220 6999

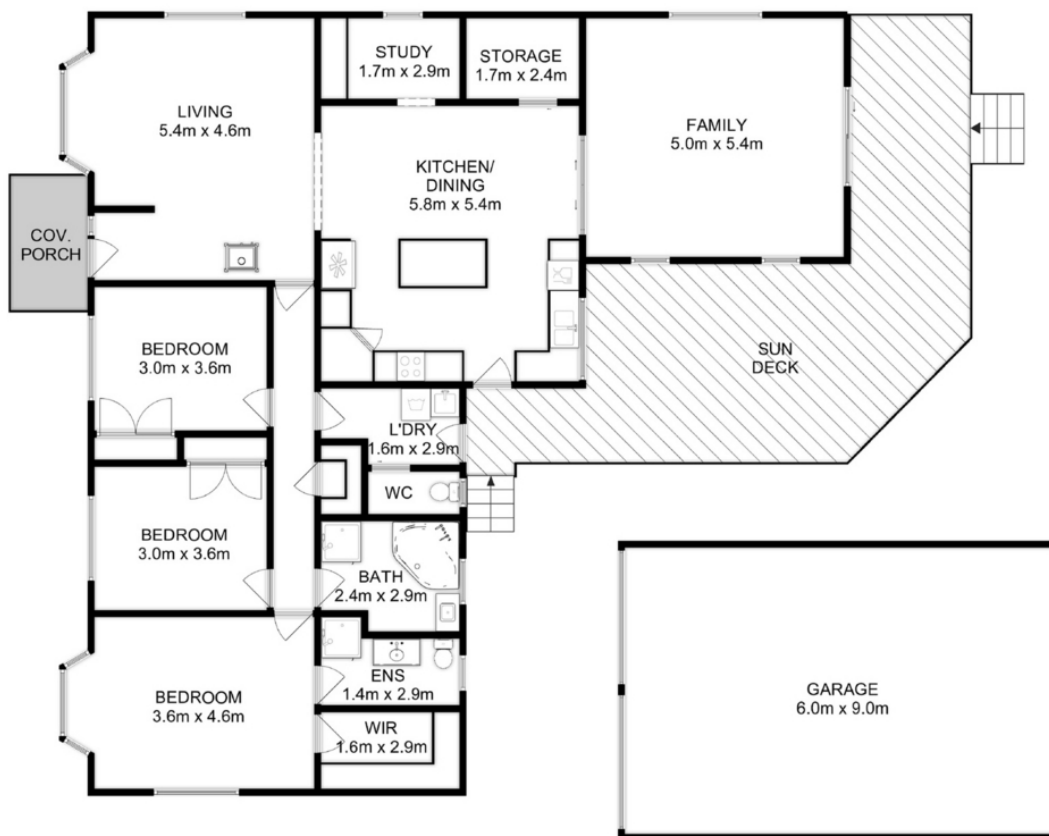
**Kiri Jones**  
0400 221 818











Total Approx. Floor Area : 182 sqm  
Total Approx. Outbuilding Area : 54 sqm

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