



17 Cohen Court, HADSPEN, TAS 7290

Unique Rutherglen 50+ Residential Village advantages

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In addition to offering the widely recognized and well regarded amenity of Rutherglen over 50's Residential Village, this one-of-a-kind residence offers some spectacular individual attributes. The essential difference that distinguishes this property is its proportions **###** rather than providing the village's usual two bedroom format this home blends a pair of adjoining units into one spacious single home.

Ultimate flexibility in the floor plan with three or four bedrooms and two bathrooms, arranged into distinctive wings either side of the substantial central living/dining area while access at two separate points introduces a charming verandah where views over terraced garden expanses extend to the South Esk River.

The kitchen's current day capability, appliances and cabinetry ensure immediate enjoyment being updated with ample cabinetry **###** with recently painted bedrooms and similarly updated bathrooms.

A sun-room retreat, well integrated laundry, ample storage and an allocated carport with additional parking for up to four cars accompany the unit, adding to its attraction in a private part of a complex where lawns are mowed, mail is collected and rubbish is picked up twice a week.

Two bus trips to shopping centres each week enhance an experience that also includes Rutherglen Residential Club access to a range of lifestyle amenities including access to a community swimming pool, a well-stocked library, and a spacious community room complete with its own kitchen.

The presence of productive vegetable gardens, a pool table and an outdoor gazebo for recreation and relaxation contribute extra levels of allure to a home that makes the retirement downsizing decision beautifully, rewardingly easy.

- Land Area 934.00 square metres
- Building Area: 127.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single carport

TYPE: Sold

INTERNET ID: R24457876

SALE DETAILS

\$499,000 - \$529,000

CONTACT DETAILS

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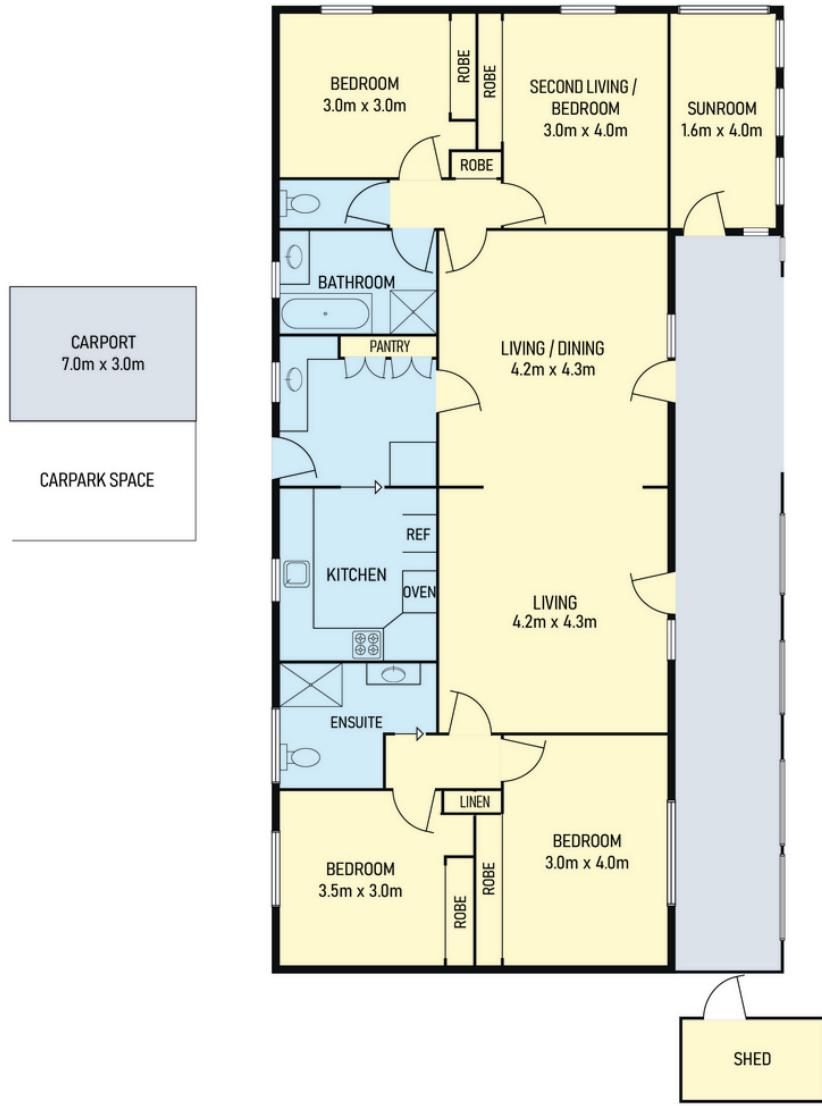












Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.