



## 12 Holkham Court, ORFORD, TAS 7190

### Unique and cosy retreat

Set on a generous 1,562 sqm block just minutes from the centre of Orford, this welcoming double-storey home offers comfort, character, and a relaxed lifestyle. Whether you're looking for a weekend escape, a unique investment or a permanent base, this property provides an easy, comfortable home in a stunning East Coast town.

Inside, timber flooring, and an elevated timber ceiling create a warm and cosy

**TYPE:** For Sale

**INTERNET ID:** R24573991

**SALE DETAILS**

**Offers over \$545,000**

atmosphere throughout the open-plan kitchen, dining, and living space. A reverse cycle heat pump ensures comfort in every season, and the living room features soft, newly laid carpet.

Upstairs, the mezzanine bedroom opens onto your own balconyâ##an ideal spot to enjoy your morning coffee or unwind in the fresh air. A second room on the lower level offers flexibility as a small bedroom, study, or home office. The bathroom includes a relaxing spa bath, perfect for winding down at the end of the day.

Outdoors, the large block features a wide lawn area and a small garden shed, offering space for outdoor activities, gardening, or future extension ability (STCA). The location places you close to Orford's beaches, shops, cafes, and golf courseâ##everything you need is within easy reach.

- Land Area 1,562.00 square metre
- Building Area: 106.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 4

#### CONTACT DETAILS

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

**Kiri Jones**  
0400 221 818











Total Approx. Floor Area : 106 sqm  
Total Approx. Outbuilding Area : 13 sqm

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