



## 52 Mariah Crescent, OAKDOWNS, TAS 7019

A beautifully finished home with light-filled living and standout outdoor entertaining

Set on a fully landscaped 617m<sup>2</sup> block, this beautifully maintained home offers generous space, privacy and a fantastic indoor&#x2013;outdoor lifestyle in a popular Oakdowns location.

The heart of the home is the living space, where 3m high raised ceilings and highlight windows bring in an abundance of natural light and create a real sense of openness.

**TYPE:** For Sale

**INTERNET ID:** R24858242

**SALE DETAILS**

**Offers over \$765,000**

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The sunken lounge provides a relaxed, inviting place to unwind, while a feature wall with built-in TV and electric fireplace adds warmth and a modern touch. Luxaflex Lumishade sheers soften the windows and complete the look, and large stacker doors open straight onto the deck for easy indoor&#x2013;outdoor living.

The kitchen and dining area flows naturally from the living space and is designed for everyday living as well as entertaining. The kitchen is well set up with plenty of cupboards and drawers along with a 900mm oven and gas cooktop, while sliding doors from the dining area also lead to the deck, continuing that easy connection to the outdoors.

The covered ModWood deck, enclosed with glass panels and opening windows, creates an outstanding all-season entertaining space. It is private, sheltered and beautifully connected to the home, with a lovely outlook across the landscaped backyard, along with water and mountain views, and is perfectly positioned to capture the afternoon sun &#x2013; a space you'll enjoy all year round.

The main bedroom features raised ceilings, highlight windows, honeycomb up-down blinds and a walk-in robe and ensuite. Two further bedrooms both include built-in wardrobes and are serviced by a spacious family bathroom, along with a separate toilet and laundry. Storage has been well thought out, with eight full-length cupboards lining the hallway.

The home also offers a single garage with internal access, plus additional off-street parking for up to three vehicles, a boat or caravan, making it ideal for families, tradies or anyone needing extra space.

Outside, privacy is a standout. High front fencing and established trees along the boundaries create a secure, peaceful setting. The yard is designed for easy care, with artificial turf, a small lawn area, automatic reticulation to garden beds and lawns, and a tin shed for extra storage.

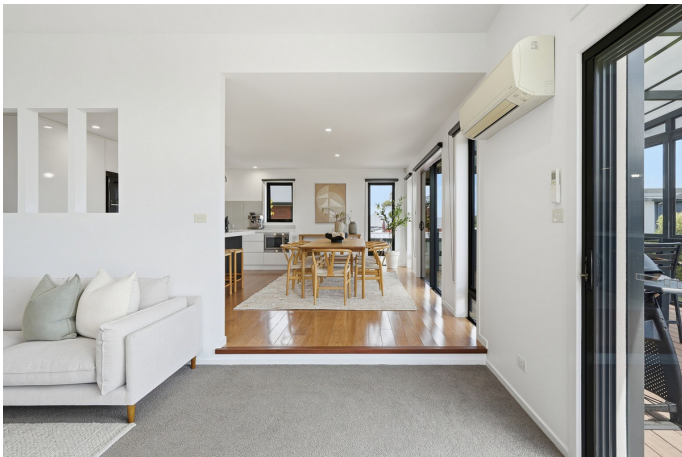
A quality home that offers space, privacy and beautiful mountain and water views from one of the best outdoor entertaining areas you'll find in Oakdowns.

- Land Area 617.00 square metres
- Building Area: 168.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 3
- Single garage
- Ensuite
- Floorboards

#### CONTACT DETAILS

**Elders Hobart**  
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HOBART, TAS  
03 6220 6999

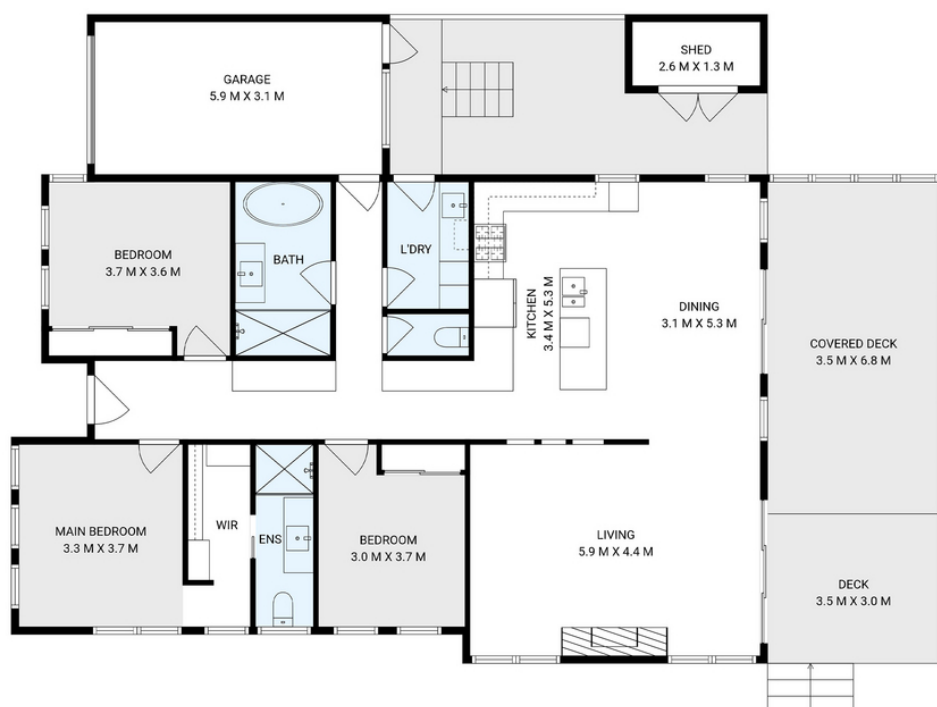
**Rose Allie**  
0426 877 789











**1/52 Mariah Crescent, Oakdowns**

House area: 168 sqm inc garage

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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