

**14 Ovata Close, Cambridge, TAS, 7170**



**House For Sale**

Monday, 18 November 2024

14 Ovata Close, Cambridge, TAS, 7170

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



Brendon Campbell

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## Elegant family home in great location

Flexible layout, elegant quality finishes, timeless style and grand spaces make this a particularly attractive home for families looking to create a wonderful lifestyle in an attractive location.

Resting on a perfectly level 1,245 m<sup>2</sup> block in Cambridge, Tasmania, this home boasts four bedrooms, a large living area, chef's kitchen, family bathroom, ensuite, two garages, an alfresco area, laundry and plenty of storage space. Functional layout, spacious rooms, quality stylish finishes all contribute to the great appeal of this exquisite property. Its location too offers great advantages, with an approximately 15 minutes' drive to Hobart CBD and less than 10 minutes to the airport. The property enjoys a peaceful neighbourhood and attractive street presentation with a covered veranda and large grass area.

This lovely home welcomes you in style, presenting an elegant entryway. Soft carpets line the floors, and natural light fills the spaces, creating pleasant ambience throughout the house.

Impressively large living room boasts a beautiful wooden mantelpiece and adorned with curtains, bay window, both adding a touch of sophistication and restfulness to the area. Comfortable temperature is maintained by a gas heater and reverse-cycle air conditioner. This space is ideal for a social gathering or to relax with your loved ones.

If you enjoy cooking, you will be delighted by the prospect of preparing meals in style. This kitchen offers great bench space, quality appliances, and plenty of storage including a butler's pantry; all of which make cooking and entertaining guests truly joyful. A breakfast bar for two, engineered stone benchtops, double stainless-steel sink, beautiful soft-close cabinetry and a grand free-standing gas stovetop with electric oven and rangehood make this kitchen any home chef's dream.

This spectacular kitchen opens up onto a formal living area which opens up onto a covered alfresco area outside.

Adjacent to the living area is the main bedroom. This grand space includes a walk-in-robe and spacious ensuite, which features a shower, toilet, double vanity and cupboard space. There are two additional linen cupboards nearby for all your storage needs.

Two out of three large bedrooms have built-in robes, while the third bedroom features a walk-in robe. All are perfectly spacious, comfortable and can be used as children or guest's bedrooms or an office space if required. The family bathroom features a bath, corner shower, and vanity with storage. A large separate toilet with vanity is right next door, followed by a spacious laundry with plenty of storage.

There are two double garages on the property, one being part of the main house and the other garage being separate with great potential for a workshop and storage room next door. The backyard is fully fenced providing a great space for children and pets, with an impressive grass area for play equipment. There are two separate driveways providing easy access to the back yard, perfect for a large boat or caravan or both! There is a charming garden at the back with concreted space for outdoor furniture, allowing you to rest and enjoy the sunshine and serenity of your backyard. A veggie patch provides great potential for gardening enthusiasts.

The property size of 238m<sup>2</sup> includes the garage size of 42m<sup>2</sup>

With easy access to the city of Hobart, local schools and businesses, including Cambridge Park, as well as short drive to the historic township of Richmond and the spectacular Coal River Valley with all its bountiful produce and beauty, this property offer great location and envious lifestyle.

For further information or a private inspection please call Brendon on his mobile.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we

cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

All timeframes and dimensions are approximates only.