

# 4 Gumleaf Court, Cambridge, TAS, 7170



## House For Sale

Wednesday, 20 November 2024

4 Gumleaf Court, Cambridge, TAS, 7170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Brendon Campbell  
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## Beautiful home in great location

A lovely two-bedroom home in Cambridge is perfectly suitable for first homebuyers, investors, professional couples or those looking to downsize. This one-level house rests on a 663m<sup>2</sup> near level allotment. It features an open plan living and dining plus kitchen area, two bedrooms, family bathroom, garage, separate shed and patio, as well as an impressive garden.

With a perfectly pleasant exterior and beautifully maintained front yard, the house enjoys a handsome street appearance. The style of the interior is timeless with soft neutral colours throughout and beautifully kept timber/ laminate floors which give the interior a feeling of warmth and comfort.

The kitchen is well presented and very functional with a breakfast bar for two, double stainless-steel sink, oven, and electric cooktop, all in a tasteful setting with timber finish cabinetry and engineered stone benchtops. Adjacent to the kitchen is the dining area which opens up onto the living room. The living area is spacious with large, double-glazed windows providing plenty of sunshine. A reverse-cycle air conditioning keeps the space comfortable all year round.

Both bedrooms feature built-in robes and large windows, which let in plenty of natural light and frame the lovely view of the garden. A king size bed will easily fit into the main bedroom while the second bedroom provides sufficient space for a queen size bed. The family bathroom features an in-built bath, shower, toilet and vanity, all well-presented and easy to maintain.

A single car garage also houses the laundry. There is additional parking available in front of the house on a decorative gravel area. The backyard is fully fenced, providing great space for children and pets. A patio in the backyard serves as an entertainment space which overlooks the beautiful garden. A gardening enthusiast is sure to appreciate the well-established garden with many native plants, fruit trees, as well as garden beds ideal for a veggie patch. It is an ideal space to relax with your loved ones or enjoy a moment of solitude in a beautiful setting.

The property size of 115m<sup>2</sup> includes the garage size of 24m<sup>2</sup>

This home is a little gem, beautifully kept, with functional layout, well-presented and in a great location. Cambridge offers easy access to the city of Hobart (approx. 15 min drive) and Hobart Airport (approx. 10 min), with local schools and many businesses, including Cambridge Park. A short drive north will take you to the historic township of Richmond along the spectacular Coal River Valley with all its bountiful produce and beauty.

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 time frames and dimensions are approximates only.