

**2/206 Clarence Street, Howrah, TAS, 7018**

PETERSWALD  
for property

**Villa For Sale**

Friday, 15 November 2024

2/206 Clarence Street, Howrah, TAS, 7018

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Harry Coomer  
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## Contemporary elegance in prime location

Discover contemporary living in the highly sought-after suburb of Howrah. With a well-designed floorplan and sleek, modern finishes, this home offers the ultimate in comfort and style. Exuding elegance, with polished concrete flooring, raked ceilings, and sophisticated accents throughout, this 2023 built stand-alone villa is sure to make a lasting impression.

The spacious open-plan living, kitchen, and dining area is bathed in natural light, creating a warm and inviting atmosphere. It flows effortlessly to a Modwood deck, providing a seamless indoor/outdoor connection that's perfect for both everyday living and entertaining.

The kitchen is a true highlight, featuring beautiful stone benchtops and crisp white cabinetry contrasted with vibrant timber accents. It's equipped with high-quality appliances and ample preparation space, including a convenient breakfast bar for casual dining.

Accommodation comprises three generously sized bedrooms, each with plush grey carpets, individual panel heaters, and built-in wardrobes. The master bedroom boasts a luxurious ensuite with twin vanity, walk-in shower, toilet, and a relaxing free-standing bath. The main bathroom continues the sleek style, with a floating vanity, toilet, and walk-in shower.

Outside, you'll find a low-maintenance yard and double car space.

Perfectly positioned to take full advantage of nearby amenities, this home offers a desirable lifestyle with major supermarkets, shops, cafes, restaurants, schools, parks, and beaches all within wonderfully close proximity.

### Features:

- o Modern finishes throughout
- o Seamless indoor/outdoor living
- o 12 minutes to Hobart's CBD