



79A Drake Street, Devonport

Drake Yourself At Home

If you have been looking for something smaller and easier to maintain but keep finding that everything feels just a little too small, I think 79A Drake Street might surprise you.

Built in 2015, this has been a one owner home from day one. It was designed for the owner to live in, to love and enjoy it for many years, and I think you can tell. There is a real difference between a home that has simply been built to fit on a smaller block and one that has been designed around actually living comfortably in it.

The space is probably the first thing that caught me by surprise. There is a proper sense of space throughout, with a welcoming entry, separate living room and a full size dining area with a seamless connection to the outside.

The kitchen sits conveniently alongside it all, complete with stone benchtops, a double sink and dishwasher, giving you a practical layout with just the right touch of luxury.

Both bedrooms have built in robes and both currently have full size queen beds with large bed frames, yet neither feels cramped. That probably tells you more about the bedroom sizes than measurements on a floorplan ever could.

The bathroom is well positioned, the toilet is separate and there is a completely separate laundry too with heaps of extra storage. All those little things you can sometimes lose when downsizing are still here. It has also been built with comfort and efficiency in mind. Double

2 1 1

FOR SALE

Offers Over \$570,000

VIEW

Sat 10th Oct @ 10:15AM - 10:45AM

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glazed windows throughout, along with high levels of insulation in both the walls and ceiling, help keep the home comfortable and efficient through all our Tassie seasons.

Then there is the outdoor area, which might be my favourite part.

The undercover patio is such a lovely extension of the home and gives you another genuine space to live in. There is room to sit outside with your morning coffee, have friends or family around for lunch, or simply enjoy the garden without being at the mercy of whatever the Tasmanian weather has decided to do that day.

And the yard is just sweet.

It is immaculate, like the rest of the property, with beautifully kept gardens and enough lawn to actually enjoy. There is even a trampoline sitting out there, which gives you a pretty good idea that although this is a smaller, easy care block, you certainly haven't lost your backyard altogether.

That is what I really like about this property.

You get the benefits people are usually chasing when they start looking at units: less maintenance, a manageable block and something you can easily lock up and leave. But you don't have to take on any of the things that can come with unit living.

There is no strata title, no body corporate, no additional strata fees and no group of dwellings surrounding you. 79A Drake Street sits on its own title and it is simply your own home and your own little piece of land.

Located in a quiet area just a few blocks from the Devonport CBD, you are also incredibly close to town without feeling like you are living right in the middle of it.

For a downsizer, retiree, professional, investor, couple or even someone wanting their first home without taking on a huge block, I think there is a lot here that makes sense.

It is spacious where it counts, incredibly well maintained, warm and comfortable, with a beautiful little yard, great outdoor living and virtually none of the unnecessary maintenance that can come with owning a bigger property.

After being designed, built, loved and kept immaculate by the same owner since new, it is finally time for someone else to Drake themselves at home.

- The information contained herein has been supplied to us by sources which are considered reliable, and we have no reason to doubt its accuracy. However, all interested parties should make their own enquiries to verify this information to be correct. All measurements are approximate and are for illustrative purposes only.

MORE DETAILS

Property ID	8YBHV
Property Type	House
Land Area	431 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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