



34 Cavenor Drive, Rokeby

Rokeby - Move In, Pour a Drink...Job Done!




Ant's "Fluff-Free" Description...

Built in 2011, this beautifully kept, zero fuss home offers a combination of stylish design and a floorplan that actually works.

- Single level brick home with totally level access - no stairs, no drama
- Approx 144 sqm of house space with 3 bedrooms, 2 bathrooms, 2 living areas plus study
- Move in ready condition - weekend Bunnings trips are optional, not compulsory

Living Zones

- Proper entry foyer so you are not walking straight into the lounge with the groceries
- Separate front living room 4.30 x 4.10 m - ideal for movie nights,

3  2  3 

FOR SALE

Offers Over \$745,000

AGENTS

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AGENCY

LJ Hooker Pinnacle Property

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



kids zone or adults retreat

- Big open plan dining & family area 7.00 x 5.90 m - room for a decent dining table and a proper lounge, not just a couch against a wall
- Stacker sliding doors from the main living to the covered alfresco - indoor & outdoor flow without the real estate cliché;
- Reverse cycle heat pump in the main living zone for year round comfort

Kitchen

- Central island bench with breakfast bar - instant social hub and homework station

Excellent bench space and practical layout for people who actually cook

- Quality appliances including dishwasher - because life is too short for nightly sink duty
- Pantry and overhead storage for hiding all the appliances you swore you would use
- Fridge space sensibly located next to the work zone

Bedrooms

- Main bedroom 3.60 x 4.45 m with full wall of built in robes
- Ensuite to main bedroom with shower, vanity and toilet - no sharing with the kids or guests
- Second bedroom 3.25 x 3.45 m with built in robes
- Third bedroom 3.00 x 2.80 m with built in robes - ideal child's room or guest room
- All bedrooms in their own wing away from the main living for quieter nights
- Linen cupboard in the hallway for sheets, towels and everything else you usually pile on a chair

Bathrooms & Laundry

- Modern family bathroom with separate shower and full size bath - kids, guests or long soaks all covered
- Neat, functional ensuite off the main bedroom
- Separate laundry with storage and direct access outside - no carrying washing through the living room

Study & Garage

- Study or home office 2.40 x 2.60 m off the entry - perfect for working from home or running the household admin

- Internally accessed garage directly into the house via the laundry - unload the shopping in one trip if you are feeling brave
- Additional off street parking in the driveway

Outdoor Spaces

- Covered alfresco area directly off the main living - BBQ, outdoor dining or a quiet drink after work
- Private courtyard off the living room - second outdoor zone for morning coffee or kids play
- Fully fenced rear yard - safe for kids and pets without constant supervision
- Generous, level lawn area - space for trampoline, swing set or a decent backyard cricket pitch
- Established, low maintenance gardens designed to look good without demanding every Sunday
- Garden shed for tools, lawn gear and all the stuff you do not want in the garage

Location

- Quiet pocket of Rokeby surrounded by other well kept homes
- Short distance to local shops, services and doctors
- Handy to nearby schools for easy drop offs and pick ups
- Around 10 minutes to Rosny Park and about 15 minutes to Hobart CBD in normal traffic

Who It Suits

- Downsizers wanting one level, low maintenance living with zero steps
- Young families needing space, a yard and a sensible layout
- Busy professionals who want a move in ready base and weekends free for footy, friends and everything but housework

Onwards and upwards to your Rokeby family belter!

"I Work Harder - It's THAT Simple!"

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

MORE DETAILS

Property ID	G0J1F
Property Type	House
House Size	144 m2
Land Area	745 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Courtyard
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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Real Estate Agent | antmanton@ljhookerpinnacle.com

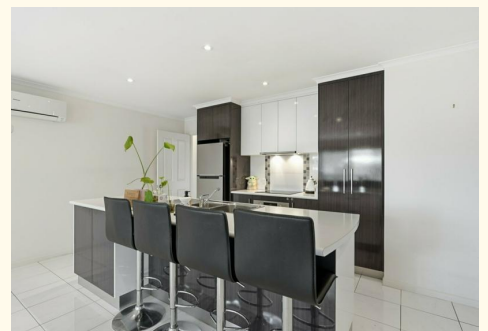
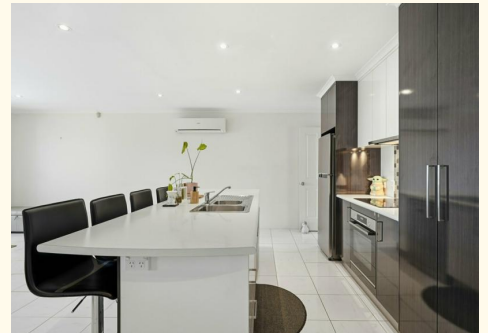
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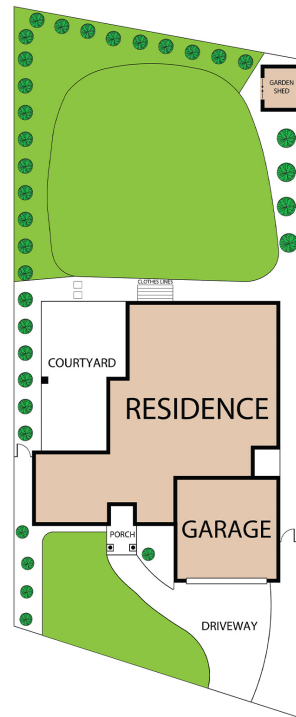
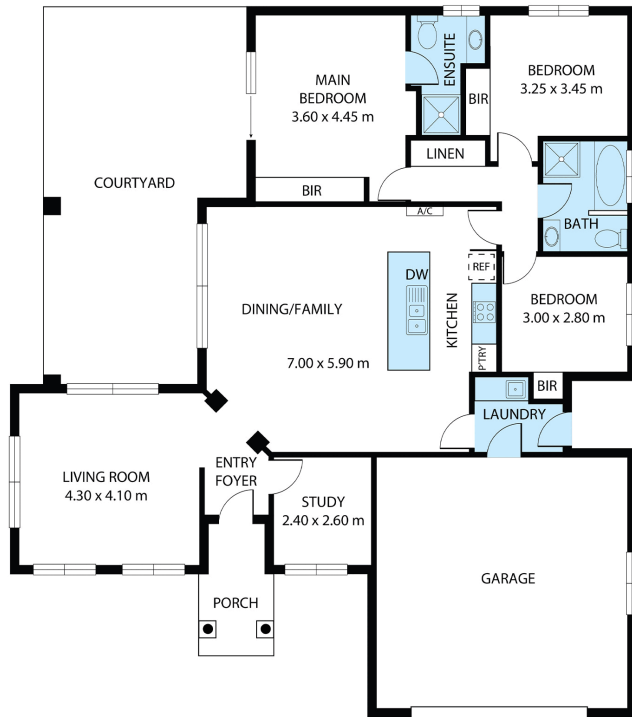
Operations Manager to Ant Manton | zflanagan@ljhpinnacle.com.au

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House area: 144 sqm

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

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