

Villa 2/55 Cavenor Drive, Rokeby

## Welcome Home: A Standalone Sanctuary with Space to Breathe

Step into a space that feels like home from the moment you arrive. Tucked peacefully at the rear of just two properties, this 134sqm standalone villa offers the privacy and freedom of a house, paired with the effortless convenience of low-maintenance living. Built in 2014 on a generous 433sqm block, it's a ready-made retreat for first-home buyers, downsizers, or savvy investors.

Why You'll Love It Here:

- Light & Comfortable Living: Relax in the bright, open-plan living and dining area, kept perfectly comfortable year-round by a reverse cycle heat pump.
- The Heart of the Home: Cook and entertain with ease in a modern, highly functional kitchen offering excellent bench space and quality appliances.
- Restful Bedrooms: Retreat to three well-sized bedrooms, each thoughtfully designed with built-in wardrobes for clean, clutter-free living.

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**FOR SALE**

Price Guide: \$635,000 - \$670,000

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

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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.

LJ Hooker

· **Clever Conveniences:** Enjoy a smart two-way bathroom adjoining the master bedroom, plus a highly practical separate powder room (second toilet) to make busy mornings a breeze.

· **Your Private Outdoors:** Step out onto the sun-drenched entertaining deck—the perfect spot for your morning coffee or weekend barbecues—overlooking a fully fenced, flat backyard that is safe for children and pets.

· **Exceptional Storage:** Benefit from fantastic storage options, including a newly installed garden shed and a generous separate laundry room.

· **Parking Made Easy:** Secure your vehicle in the single lock-up garage with internal access, and take advantage of the dedicated concrete parking bay for your boat, trailer or second car.

**The Location:** Nestled in a friendly, established neighborhood, you are perfectly positioned near local shopping precincts, parks, and top schools (including the Lauderdale Primary zone). Best of all, the Hobart CBD is a smooth, under-20-minute drive away.

Please note: Select property photographs have been digitally styled to provide layout inspiration and help buyers visualize the home's full potential.

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	SKJ1F
Property Type	Unit
House Size	134 m2
Land Area	433 m2
Including	Toilets (1)
	Deck
	Outdoor Entertaining
	Fully Fenced

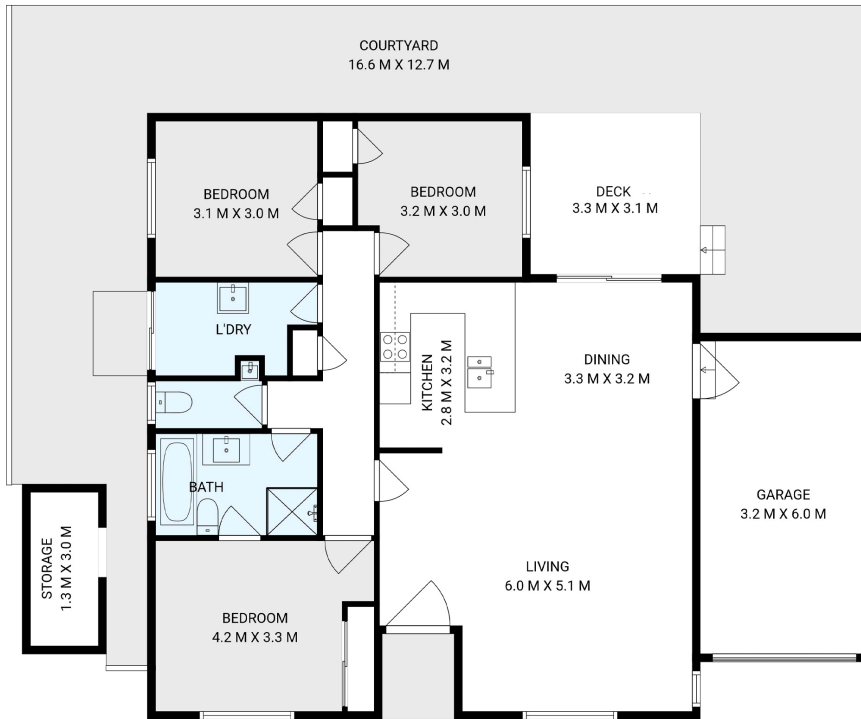
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**2/55 Cavenor Drive, Rokeby**

House area: 144 sqm inc garage

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

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