

**1 Eagle Ridge Road, South Spreyton, Tas 7310**

**McGrath**

**House For Sale**

Wednesday, 13 March 2024

1 Eagle Ridge Road, South Spreyton, Tas 7310

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 12**

**Area: 9925 m2**

**Type: House**



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## Best Offer Over \$1.3m

Built in 2018, this remarkable 40 square home offers something for the whole family. The home with views of the Mersey River is in close proximity to Devonport and Latrobe, making it an ideal location to have some space while being not far from amenities. Embodying modern elegance and high-quality finishes, this property perfectly blends sophistication with comfort, creating the ultimate sanctuary. Thoughtfully designed for relaxation and entertainment, the expansive open-plan living space features a wood-burning fireplace, providing cozy ambiance during cooler months along with ducted reverse cycle air-conditioning throughout the house. The ultra-modern kitchen boasts quality appliances, a waterfall island bench with breakfast seating, 900mm Gas stove and a convenient walk-in pantry. There is large open plan living room with a separate media room alongside with projector and sound system in place. Step outside to the undercover outdoor entertaining area, where cherished moments with family and friends are sure to be enjoyed while you take in the views on offer. The master bedroom includes an ensuite bathroom and a spacious walk-in robe, and a north-facing orientation, allowing you to wake up to warm rays of sun and revel in the picturesque views. The additional bedrooms are generously sized and equipped with built-in robes. Convenience is paramount with an oversized 4-car attached garage, ample space for open parking, and a 20m x 12m shed with 2 post car hoist and high clearance is perfect for storing your caravan, boat, machinery or running a business (STCA). Additionally, the property offers a separate shed with potential to have as a granny flat or teenagers retreat with a bathroom and kitchen already installed.

- Large open plan living room
- High ceilings throughout
- Media room with built in screen and projector
- Integrated sound system in the main living area
- Gas hot water
- Underfloor heating in the bathrooms
- The fourth bedroom or study has a built-in desk
- Separate internal laundry
- Oversized attached garage suitable for larger vehicles
- Mancave with bar and toilet in shed
- 2 Post car hoist in the main shed
- Vehicle wash bay
- 3.5kw Solar Panel system

\*\*McGrath Devonport believe information contained is accurate however interested parties should rely upon their own enquires. Plans are indicative only.