

1 Samclay Court, Perth, Tas 7300



House For Sale

Wednesday, 3 April 2024

1 Samclay Court, Perth, Tas 7300

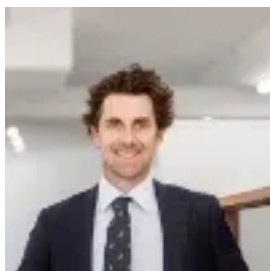
Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 777 m2

Type: House



Nick Hay

0363108320

\$740,000-\$770,000

Set in the thriving Northern Midlands town of Perth, this early 2000s home offers an appealing lifestyle with serene country views of nearby farming land from the backyard. Situated on a flat 777m² parcel of land, it has the advantage of just having one neighbour. It offers 3 bedrooms plus a rumpus room providing flexible space for all. Two of the bedrooms are serviced by a larger family bathroom on the lower level. Upstairs the master suite has charming dormer windows, lovely timber floorboards, ensuite and a spacious walk-in robe. The heart of the home is the open-plan living and dining area, complemented by a generously sized, modern kitchen with extensive storage options, large pantry and a garden outlook. The home is warmed by a well-positioned Dakin reverse cycle air conditioning unit. Step outside through the family room's sliding doors to the large partially covered timber decked entertaining area, enveloped by lush established gardens, a great BBQing area. Rumpus/additional storage room along the southern side of the property offers ideal teenagers retreat with shower and toilet or use as an overflow storage option. Additional features include the double lock-up garage/workshop with remote control door, circular driveway and rear backyard access. With commuting distance to Launceston, Perth has become a desirable location for many to appreciate country lifestyle with modern conveniences. Perth Primary School, IGA Supermarket, doctors surgery, Queens Head Hotel and Perth Recreation Oval are all only a short drive from this address. Quality flexible living in Perth is 1 Samclay Court. For more information feel free to contact Nick Hay at Howell Property Group. Facts: Council Rates: \$1509 p/y approx. Year Built: 2004. Land Size: 0.0777 Hectares (0.192 acre) approx. Building Size: 188 m² (20.23 squares) approx. Roof Materials: Colorbond. Wall Material: Brick Veneer. Council: Northern Midlands Council. Rental Estimate: \$450-470 per week. If you are unable to view the property, we are offering virtual inspections. At this time, if there is anything that we can do to assist you with your buying experience, please let us know. Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.