

**130 Cotton Street, Latrobe, Tas 7307**



**House For Sale**

Thursday, 15 February 2024

130 Cotton Street, Latrobe, Tas 7307

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 580 m2**

**Type: House**



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## Offers over \$920,000

Newly constructed and situated in what is undoubtedly Latrobe's most prestigious new area, 130 Cotton Street, Latrobe brings a standard to the market that is rarely seen. Upon first glance, the home itself is striking, with its skillion roofline, double height windows and bespoke rust effect finish on the facade. Sitting proudly at the entrance to Kae Campbell close, this home has been meticulously designed and presented as a real showpiece of the area. Entering through the wide doorway the raked ceiling in the entrance provides an instant feeling of grandeur and luxury. The master suite is situated at the front of the home and with quality loop pile carpets, a large walk-in robe and a modern ensuite, this is a beautiful area to enjoy. The master suite's high windows and a spacious design provide a light filled space that invites you to relax and unwind at the end of the day. Along the hallway towards the rear of the home you are welcomed into the stunning open plan living space. The high ceilings and double height windows in this area create a truly captivating space. The lounge is bright and airy with a lovely view of the surrounding parkland across to Bosworth Park. The centrepiece of the home is the navy kitchen, featuring stone benchtops, quality appliances and a walk-in pantry. The kitchen is large and provides an abundance of storage and work space sure to impress the chef in the family. The sizeable island bench connects the kitchen to the surround lounge and dining zones, providing the ultimate place to entertain. The dining area flows out to the undercover entertaining patio which in keeping with the interior of the home has been designed with space in mind. Bedrooms two and three are located in their own wing off the living space, accessed via an American Oak barn door. Both bedrooms are a great size and feature built-in robes. Central to both bedrooms is the family bathroom with walk-in shower, deep freestanding bathtub and custom vanity with stone benchtop. The compact yet functional laundry is located in the double garage at the front of the home. A huge bonus to this magnificent home is its second fully lined double garage attached to the rear of the home, which could easily be utilised as a man cave, home office, teenage retreat or storage for collectible cars or motorbikes. Off-street motorhome or caravan parking is well catered for with a large driveway along the side of the home. This fantastic location is ideal for those who enjoy walking or bike riding, being only a flat walk or ride into the Latrobe town centre and an even shorter journey to Latrobe High School. Bosworth Park is also only half a block away - providing you with a playground, BBQ area, bike track and dog park all at your fingertips. For those looking to purchase a home that is a cut above the rest, this is a property that is certainly not to be missed. To arrange your private inspection or for more information, contact the listing agent Emily Carmichael. Disclaimer: Harcourts Devonport & Shearwater 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 guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.