

**17/1684 Channel Highway, Margate, Tas 7054**

**Raine&Horne.**

**Sold Villa**

Monday, 14 August 2023

17/1684 Channel Highway, Margate, Tas 7054

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Villa**



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## Contact agent

This modern and low maintenance brick villa offers you so much more and will make you smile. Situated further back from the road with a larger and established private yard that soaks up the sun. Presenting as the perfect opportunity to just move in or keep as an investment property. Level access is granted from the front door or via the fully lined internal access garage with powered remote-controlled door making coming and going so easy. Inside the spacious open plan benefits from an updated colour palette that blends beautifully with modern hybrid flooring that is both practical and appealing. This spacious area further extends through large glass slider to sheltered outdoor entertaining. The kitchen has good storage and ample bench space that doubles up with a large breakfast bar removing the need for a dining setting although there is more than enough room for fair sized dining setting as well. LED lighting has been incorporated to improve lighting quality, electric efficiency, and convenience. Tinted windows add further privacy and helps keep you cooler on the hot sunny days. A heat-pump/reverse cycle air conditioner adds to the efficient year-round comfort. Both bedrooms have built-in robes and can accommodate double beds. The bathroom is spacious and bright with a good-sized shower. The toilet is separate to the bathroom. Insect screens are on all opening windows while security screens feature on the front door and sliding door. The custom-made dog door can stay or be removed prior to your moving in. Good window décor features throughout. The garage has its own window, a laundry, storage and dedicated glass door that brings in natural light with exit to the rear yard. Landscaping is delightful balance of natives and easy-care gardens with decking and pathways adding to the appeal. A large garden shed keeps outdoor items well stowed. The clever floorplan takes full advantage of orientation and placement of this beautiful villa. A short walk will have you the bus stop, shops, local primary school and day-care or you can travel a little further to the water-side boat ramp and Bicentennial Park. About 18 minute drive will get you to Hobart. Call us to arrange your viewing of Lovely, Level and Ready for You.