

2/19 Gerrand Street, Latrobe, Tas 7307

House For Sale

Saturday, 15 June 2024

2/19 Gerrand Street, Latrobe, Tas 7307

Bedrooms: 2

Bathrooms: 1

Area: 390 m2

Type: House



Wendy Squibb

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Offers Over \$395,000

When designing and building this lovely Villa the owners wanted to create a home that had a natural vibe and an environmentally friendly and sustainable feel. And they have certainly achieved this. Let's take a walk through this beautiful Villa... entry is into a small passageway and on the left is the main bedroom, which is stylish and functional with a large built-in robe, and north facing highlight windows to bring the Northerly sunshine in. A clever use of space sees a euro laundry in the hallway, with plenty of extra storage and close by is the second bedroom again with a built-in robe, and beautiful carpet underfoot. The bathroom is a stunning masterpiece with gorgeous wall hung vanity, a beautiful, tiled walk-in shower, complete with a niche for shower storage and toilet... all this in bright white tiling, with a touch of emerald green in the tiling so you can just add your own pop of colour. Moving on you head into a large open plan living room... high raked ceilings together with highlight windows gives this area a feeling of space yet it is cosy and inviting. The kitchen is stunning with quality Bosch appliances, a large amount of bench space including an island bench, beautiful joinery and access to the back yard. There is a dining space nook which looks out over the beautiful front gardens that are peaceful and private. The front Spotted Gum deck is accessed through glass doors in the lounge room and is a stunning addition to this home. Again, Northerly facing this area and the living area will enjoy all day sunshine. Care has been taken to give this property a high energy rating of 6.5 by using natural light, double glazing and extra insulation. There is also storage locker at the front of the home and plenty of space if you wish to add a garage or carport (STCA). Being brand new and for those eligible this home can attract the following government grants: • \$30,000 First Homeowner Grant • Access to the First Home Loan Deposit Scheme • Downsizer Stamp Duty Reduction • Depreciation Schedule for investors Please phone this listing agent Wendy Squibb for more details on this terrific property or come along to one of our upcoming open homes... we will be delighted to show you through. Disclaimer: While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters