

2/46B Malcombe Street, Longford, Tas 7301



House For Sale

Friday, 29 March 2024

2/46B Malcombe Street, Longford, Tas 7301

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 561 m2

Type: House



Jessica Froude
0417348868

Best Offers Over \$609,000

Nestled in the vibrant community of Longford, we are thrilled to present this extraordinary villa unit that embodies modern living at its finest. This property perfectly blends elegance, comfort, and eco-conscious design and is a testament to the harmonious integration of energy efficiency and luxurious living. Boasting a robust solar panel system comprising 38 panel solar array and an intelligent Tesla battery, the property operates virtually independent of traditional energy sources, translating to reduced carbon emissions and a remarkable absence of power bills. It's a residence where sustainability isn't just a concept but a daily reality, allowing its occupants to enjoy the comforts of modern life guilt-free. Boasting a freshly painted interior, you'll be greeted by a spacious layout that effortlessly merges sustainable functionality with style. The open-plan living area serves as the heart of the home, inviting residents and guests alike to gather and unwind. Natural light floods the space, accentuating the contemporary finishes and creating an ambience of warmth and sophistication. With three bedrooms and two bathrooms, ample space for relaxation and privacy is ideal for families or individuals seeking comfort without compromise. Beyond the confines of the interior lies a captivating outdoor oasis—the entertainment pergola is an extension of the living space, beckoning you to step outside and bask in the beauty of nature. The property has been securely fenced to keep pets safe and secure. Whether hosting lively gatherings with friends or simply seeking solace in the serenity of your surroundings, this outdoor retreat promises endless opportunities for enjoyment and relaxation. Practicality meets convenience with a single garage providing secure parking and additional storage space for your belongings. Meanwhile, the modern finishes and low-maintenance features ensure that upkeep remains minimal, allowing you to spend less time on chores and more time on the things that truly matter. Designed with inclusivity, this villa unit caters to various mobility requirements, ensuring every resident feels at home and accommodated. It's a testament to the commitment to creating spaces that are not only beautiful but also accessible and welcoming to all. This energy-efficient villa unit presents a rare opportunity to embrace sustainable living without compromising luxury. Longford is a vibrant regional town located only 14 minutes from the Launceston Airport and 22 minutes from Launceston CBD. This home is just a short walk from the township centre, which offers doctor's surgery, a pharmacy, multiple cafes, restaurants, bakeries and supermarkets, a thriving local kindergarten and primary school, reliable public transport and a gym. Take advantage of the chance to own this exceptional villa unit that combines eco-friendly features with modern amenities.

- Immaculate Rendered Brick Veneer and Colorbond construction
- 3 king sized bedrooms with built-in robes
- National House Energy Rating Scheme and certified with a 7.2 Star Rating
- German Rehau uPVC steel reinforced and Argon gas infused double glazed windows and doors + security shutters
- 38 high-quality solar panel arrays, 3 SMA Sunny boy Inverters 10KW and 1 smart Tesla 13.5KW Battery and Gateway
- Ideal configuration for current and future EV users
- 30 evacuated tube Solar Hot Water system with 250l S/S Tank
- Smart Meter, Phone app to monitor spontaneous and historic energy production
- Private, level yard with irrigated raised garden beds
- Reverse cycle air conditioner + various panel heaters
- Building size: 130 m² + 47 m² pavillion + remote access garage

Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.