

**2 Champ St, Fingal, Tas 7214**



**House For Sale**

Tuesday, 15 August 2023

2 Champ St, Fingal, Tas 7214

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1878 m2**

**Type: House**



Darren Reed

**\$545,000**

Ultra modern living on nearly half an acre with outstanding countryside views, this contemporary 3 bedroom, 2.5 bathroom residence offers an enviable and relaxed lifestyle. Built 6 years ago to an exacting standard, and designed to allow for wheelchair access to all areas, the home is fully insulated (thermal wrap) with double glazing. The large wood fire keeps this home toasty warm. Soaring marine ply ceilings and ample windows allow natural light to filter through the home with excellent flow through. The chefs kitchen includes double ovens, integrated dishwasher, plumbed double-door fridge, huge island bench and butlers pantry. The large loft area above the kitchen could be utilised as an office/study area or chill zone. There are 3 large bedrooms including master king suite with massive walk in robe/dressing room with masses of built in storage. Separate living zones allows for privacy and space. An enclosed sunroom overlooks the rear garden and picturesque farm land. Outbuildings include an original timber miners cottage (converted to rustic guest flat) and huge double bay, powered garage/workshop (approx 90m<sup>2</sup>). Fully fenced with all services connected and 2 x 24,000 litre water tanks, large parking area and meandering paths through planted garden beds. At well below replacement cost this home situated in a gorgeous part of the world, just 30 mins from the stunning east coast and 15 mins from St Marys which offers all small town conveniences, delivers low maintenance luxe living. \*\*East Coast & Country Real Estate 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.