

# 22 Muirton Way, Perth, Tas 7300

## House For Sale

Monday, 23 October 2023

22 Muirton Way, Perth, Tas 7300

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 774 m<sup>2</sup>

Type: House



Jeremy Wilkinson  
0400895022



Jessica Froude  
0417348868

## Best Offer Over \$645,000

Discover this cleverly designed home, perched on an elevated block offering lovely views over Perth. This remarkable property boasts secure off-street parking, accommodating extra cars, boats and caravans with ease. Rain or shine, you can enjoy the outdoors thanks to a spacious undercover area with patio blinds, creating a versatile space for year-round use. A second undercover outdoor living area provides even more opportunities to savour the surroundings. Inside, the heart of this home is a fabulous open-plan kitchen with panoramic views of Perth, featuring modern amenities like a dishwasher and a convenient butler's pantry. The living and dining areas are bathed in natural light, featuring a sunny and inviting atmosphere with high-pitched ceilings and extensive glazing. The property also features beautifully landscaped gardens and raised vegetable beds, perfect for the green-thumbed enthusiast. Safety is a priority with a fully fenced yard, making it secure for kids and pets to roam freely. Located conveniently close to shops and services in Perth, as well as the primary school and transportation to Launceston's public and private schools, this home combines tranquility with accessibility.

**Key Features:**

- A 2019 cleverly designed home on an elevated block with views over Perth
- Secure off-street parking for extra cars, boat and caravan
- Large undercover area with patio blinds for weather protection & all-year round use
- A second undercover outdoor living area to enjoy
- Fabulous open plan kitchen with views over Perth, dishwasher and butler's pantry
- Three bedrooms - all with built in storage
- Master bedroom offers walk-in wardrobe & large ensuite
- Sunny and inviting lounge/dining area with a high-pitched ceiling & extensive glazing
- Main bathroom offers a corner bath and separate shower
- Ducted reverse cycle air conditioning
- Sure home with electronic door locks (no keys to lose)
- Plenty of off-street parking
- Landscaped gardens, raised vegetable gardens & WIFI watering system
- Fully fenced yard - safe for kids and pets
- Close to shops and services in Perth
- Close to the primary school in Perth and transport to Launceston's public & private schools
- Just 14 minutes' drive to Kings Meadows shopping centre or Launceston's CBD

Contact Jeremy Wilkinson & Nav Kaur for further information. Rental estimate: Up to \$500 pw House size: 136 sqm Undercover entertaining: 48 sqm Land size: 774 sqm Built: 2019 Council: Northern Midlands Zoning: General Residential Council Rates: \$1,400 pa\*\* Harcourts Launceston 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\*\*