

**27 Louisa Street, Ranelagh, Tas 7109**



**Sold House**

Monday, 14 August 2023

27 Louisa Street, Ranelagh, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 966 m2**

**Type: House**



Shaelagh Sawford

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## Contact agent

Sitting on just under 1,000m<sup>2</sup> of flat land, all fully fenced is this beautiful 2017-built home. The home has been positioned perfectly on the block, providing loads of space to the side and rear. At the rear of the property, sitting on a concrete slab is the large 6x6 powered garage and workshop with car access via the roller door. Attached to the garage is also a single carport for extra undercover parking. Inside the home there are 3 bedrooms, 2 bathrooms and a large extra room that is currently used as a second living space and could be utilised as an additional bedroom, kids play room or a rumpus room. This area has its own reverse cycle air conditioner also with the remainder of the property heated by the closed woodfire, second reverse cycle air conditioner and heat transfer system. With the open plan kitchen, living and dining providing plenty of natural sunlight, timber look floors, and boasting 2 sets of stacker doors, you can expand your entertaining onto the covered deck whilst enjoying the splendid views of the surrounding countryside and Sleeping Beauty in the distance. The kitchen is large and perfect for the home chef. With gorgeous pendant lights hung over the breakfast bar, a 6 burner gas cooktop and oven, dishwasher, fridge and microwave alcove, double sink, and tiled flooring for easy cleaning in case of any spills. What more could you ask for! The master bedroom is fitted with a walk in wardrobe, with lots of hanging space, drawers and shelving to fit all your belongings. The master bedroom also has an ensuite, with a separate shower, toilet and vanity. The other two bedrooms are fitted with built-in robes and are in a central location to the main bathroom. One of the bedrooms also has direct access into the rumpus room. All bedrooms are of good size and are carpeted for extra warmth. The main bathroom has a neutral colour palette and features a tiled inset bath, a separate shower, wall hung vanity and its own heating. The toilet is separate and is located directly next to the bathroom. The homes surrounding lawn and gardens are extremely low maintenance and there are currently 3 raised veggie patches ready for the new owners to enjoy. The laundry also provides direct access outside, with loads of bench and storage space as well as ample room for a washing machine and dryer. Further features of the property include double glazing, window furnishings including shade and blackout blinds, heatpump hot water system and an outside clothes line. You are only a short walk from the Ranelagh Show Grounds and Ranelagh General Store. Ranelagh Park is a short walk, and you are also only a stone's throw away from the ever famous Summer Kitchen Bakery, a great place for a cup of coffee and a yummy treat. The bus stop is conveniently located a couple of minutes walk away and services the Kingston and Hobart areas. For the more adventurous, a canoe/kayak launch site can be accessed nearby, to go for a paddle or to catch a fish in the much admired Huon River. Please call or email today for further information or to arrange a private inspection, I look forward to hearing from you. Rates - \$2000