

**30A Raglan Street, Somerset, Tas 7322**



**House For Sale**

Wednesday, 17 April 2024

30A Raglan Street, Somerset, Tas 7322

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 5**

**Area: 1175 m2**

**Type: House**



Jenna & Andrew Miles

**\$889,000**

Privately tucked away on an internal block of land from the street and passing traffic, priced well below replacement, try replicating this home today!! Carefully constructed in 2009, the expense and thought to produce a low maintenance landscape with the long concrete driveway, garage with storage in the sub-floor, additional parking areas and around the back of the home to the large carport, a sense of appreciation and confidence is forthcoming. A ramp and handrail provides an easy entry access to the home and the brilliant hardwood undercover decking on the sunny north-west corner of the home, plenty of warmth and shelter. An open large and airy north facing living space, flows beautifully from the front entrance sliding door, showcasing the expense of construction with hardwood Tas oak floorboards, crisp solid timber dados to the resurfaced Tas oak kitchen, any chefs happy place. A dividing solid brick partition between the living area unveils another casual sitting space, sets the mood for unwinding with a book, a bubbly cuvée to relax that Sunday afternoon away! 3 larger than standard bedrooms on the lower level each with built-in robes, large bathroom with direct access to under stairwell storage. On the upper level the main headquarters are spoilt for space, your own parents retreat and child escape awaits! This space was designed with an ensuite and walk-in robe to the master bedroom, another bedroom which could be utilised as an upstairs office if preferable, a coffee station or kitchenette and a warm living space is sure to impress with amazing sea views and coastline in the distance. Any angle you look at this substantial family home, it is one to be admired, thought to design and aspect, quality of construction, a lifestyle that will fit your family or living arrangements. Walk to Somerset shopping precinct, beautiful swimming beaches and pet exercise beach section further West, a brilliant coastal opportunity. Call Jenrew for a prompt look through! Additional Property Information: Year Built: 2009 Council Rates: \$2,381.33pa approx Water Rates: \$1,109.92pa + usage charges Floor area: 280.2m<sup>2</sup> approx (excluding deck, carport & garage) Land Size: 1,175m<sup>2</sup> approx

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