

# 35 Elphin Drive, Squeaking Point, Tas 7307



## House For Sale

Monday, 3 June 2024

35 Elphin Drive, Squeaking Point, Tas 7307

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 5069 m2**

**Type: House**



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**\$1,300,000**

Built in 2022, this magnificent brick family home is nestled in one of Squeaking Point's newest subdivisions. Designed with meticulous attention to detail, this property combines modern elegance with practical family living, set on an expansive 5069m<sup>2</sup> fully fenced yard.

**Bedrooms:** This home boasts four generously sized bedrooms, each designed with comfort and style in mind. Three of the bedrooms feature built-in wardrobes, providing ample storage space. The master suite is a true retreat, offering a spacious walk-in robe and an ensuite that exudes luxury. The ensuite is adorned with floor-to-ceiling tiles and features a large walk-in shower, ensuring a spa-like experience at home.

**Bathrooms:** The main bathroom mirrors the elegance of the ensuite with its high-quality fittings, floor-to-ceiling tiles, a deep standalone bath, and a separate walk-in shower, providing a serene space to unwind.

**Office:** A separate office area is perfect for those who work from home or need a dedicated space for study, offering privacy and tranquility away from the main living areas.

**Open-Plan Design:** The heart of the home is its open-plan living area, seamlessly blending the kitchen, dining, and living spaces. This area is designed for both everyday living and entertaining, with stunning fittings and fixtures throughout.

**Gourmet Kitchen:** The kitchen is a chef's dream, featuring a waterfall stone benchtop, Milano wall oven, Milano induction cooktop, range hood, and a Milano dishwasher. These high-end appliances and finishes make cooking a pleasure and ensure the kitchen is both functional and stylish.

**Heating and Cooling:** The property is equipped with ducted heating and cooling, ensuring year-round comfort regardless of the season. Double glazed windows throughout the home provide superior insulation, enhancing energy efficiency and maintaining a comfortable indoor climate.

**Indoor-Outdoor Flow:** The living area opens effortlessly through stacker sliding doors to an undercover entertainment area. This seamless transition enhances the indoor-outdoor living experience, making it ideal for entertaining guests or enjoying family meals alfresco.

**Garage:** The property includes internal access to a generously sized garage, measuring 6.2m x 7.4m. This space is perfect for housing vehicles, storage, and even a workshop area.

**Outdoor Amenities:** The expansive grounds feature a massive 20mx9m garage with electric roller doors, ideal for a workshop, additional storage, or a hobby space. Within the garage there is an 8x9m rumpus room, complete with a bathroom and a wood heater, offering a versatile space for a game room, guest suite, or home gym.

**Fully Fenced Yard:** The 5069m<sup>2</sup> lot is fully fenced, ensuring privacy and security. Internal fencing provides separation, perfect for pets or designated garden areas.

This beautifully designed home offers a perfect blend of luxury, functionality, and space. It's an ideal setting for creating lasting family memories and enjoying a sophisticated lifestyle in the tranquil surroundings of Squeaking Point. Don't miss the opportunity to make this exceptional property your new home.

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