

**37 Shannon Drive, Port Sorell, Tas 7307**



**Acreage For Sale**

Monday, 4 March 2024

37 Shannon Drive, Port Sorell, Tas 7307

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 4588 m2**

**Type: Acreage**



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**\$1,070,000**

Nestled in the gorgeous township of Port Sorell, this meticulously maintained property at 37 Shannon Drive offers modern amenities and serene living. Built in 2004 on an expansive 4,588m<sup>2</sup> approx. parcel of land, the home provides ample space and privacy. The fully fenced yard & electric gate, designed to keep out wallabies and rabbits, surrounds the manicured gardens, creating a pristine environment. At the heart of this home is a modern country kitchen, thoughtfully equipped with a Euromaid oven, Fisher & Paykel dishwasher, Euromaid rangehood, and newly installed induction hot plates. The kitchen's design, characterized by its warm, rustic elements and modern functionality, sets the tone for the open plan layout that encompasses the dining and living areas. This space is perfect for both entertaining guests and enjoying quiet family gatherings, embodying a seamless flow. Living spaces are both spacious and versatile, featuring three separate living areas including an upstairs retreat accessed via a gorgeous timber staircase. This downstairs living area opens via sliding doors out to a large sundeck. The master bedroom is a sanctuary with updated flooring, a private ensuite, and a walk-in robe, offering a peaceful retreat. A further two bedrooms, both spacious with built-in robes, offer space for the whole family or guests, ensuring everyone has their comfortable corner in this home. The property also includes a huge 7m x 14m (approx.) shed, perfect for boat or caravan storage, complemented by an undercover BBQ area off the shed, a garden shed, and a greenhouse. A concreted entertaining area with seating and a container for additional storage solutions further enhance the outdoor experience. Equipped with aluminium windows and fly screens, a security camera on the shed, and a security system, peace of mind is assured. The property utilizes tank water and a septic tank system. The stunning manicured gardens, established trees & shrubs along with a large flat lawned area down at the rear of the block just add to the appeal of this beautiful family home. Situated in a sought-after area, this property offers serenity and convenience, with easy access to local amenities and beautiful beaches. It represents more than just a residence; it's a lifestyle property and a home to be proud of. This exceptional offering in Port Sorell is not to be missed. It's an invitation to enjoy the warmth, space, and comfort of a home designed for both entertaining and personal retreat. Contact Leigh Jordan today to arrange a viewing and take the first step towards making 37 Shannon Drive your new home. One Agency Collins has systems and procedures in place to verify the accuracy of the information provided, however, clients should rely on their own enquires.