

# 48 Kirabati Road, Midway Point, Tas 7171



## Sold House

Monday, 14 August 2023

48 Kirabati Road, Midway Point, Tas 7171

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1052 m2

Type: House



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## Contact agent

This modern, contemporary home boasts an abundance of style with quality fixtures and fittings throughout. There is great flexibility with a floor plan that provides space and great adaptability for a myriad of buyers. Beautifully maintained and presents like a new home offering all the advantages of a new build without any of the stress and elevation in building costs. With up to three living zones and wonderful indoor/outdoor flow, the home would be a discerning choice for the downsizer looking for the level living or the growing family with the ability to utilise one of the living spaces as a fourth bedroom. The hub of the home is certainly the kitchen with an island bench, stone bench tops, custom high gloss cabinetry, and a butler's pantry that is the perfect spot for all of the electrical appliances. There are many options for dining areas with separate family zones on each side of the kitchen. The current central dining area enjoys sliding doors that open onto the spacious deck the perfect spot for alfresco dining, entertaining, and relaxing whilst there are also double sliding doors from the adjacent family room which will be well utilised in warmer months. The formal, separate lounge room at the front of the house has a reverse cycle heat pump with a further heat pump in the family room and panel heaters in the bedrooms to keep the home ambient year-round. The home is fully insulated, and has double-glazed windows and keyless entry. The master bedroom has good separation from the other two bedrooms both with built-in robes. The master has a walk-through robe and a fantastic ensuite with floor-to-ceiling tiles, a walk-in shower, and stylish vanity. The family bathroom is equally as impressive with an indulgent free-standing soaker tub, separate shower and again floor-to-ceiling tiles, and stylish floating vanity. The laundry is next door with direct access outside. There is a generous hallway cupboard and the whole home has storage throughout including extra storage accessed by two separate cavities within the roof space. The low maintenance fully landscaped grounds are 1052 sqm with the perfect combination of lawn, mature plantings, and room for everyone to enjoy. With the golf course on your back doorstep and views over Orielton Lake in the background providing private, quiet surrounds. There is a double garage and several other car parks but also room to house the trailer or small boat. There is an additional shed in the back garden and room for further storage in the garage. Midway Point is just over 22 km from the Hobart CBD. Surrounded by water and gorgeous vistas the area has seen plenty of growth in recent times. Sorell is under 5kms away and has loads of amenities with supermarkets, shops, doctors, and good public transport links. The Hobart International Airport is just under 8 km away and is an easy commute. Council Rates - \$1900pa approx Water Rates - \$1100pa approx + usage Rental Estimate - \$565 pw - \$595 pw approx.