

**49 Brigalow Street, Legana, Tas 7277**

**House For Sale**

Thursday, 1 February 2024

49 Brigalow Street, Legana, Tas 7277

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 906 m2**

**Type: House**



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**\$735k - \$785k**

Introducing this contemporary family home, built in 2021. The property comprises four generously sized bedrooms all with built-in robes, with the main bedroom boasting an ensuite, a spacious walk-in robe, and additional built-ins. The modern design features an open-plan kitchen with a butler's pantry and dining area that seamlessly extends to the undercover alfresco space adding a delightful extension to your living space, creating an ideal setting for relaxation or entertaining. Embrace year-round comfort with the convenience of ducted heating and cooling, ensuring a pleasant living environment in every season. In addition to its appealing features, this property is equipped with a forward-thinking energy solution – a set of 8 solar panels. This environmentally conscious addition not only contributes to a greener lifestyle but also provides a practical means for cost savings on power consumption. Situated on a generous 906m<sup>2</sup> block, the residence includes a double-car garage, abundant storage, and a spacious laundry ensuring ample storage space. Experience the perfect synthesis of convenience and modern comfort throughout. Located in the desirable Legana area, this property is within walking distance of the Legana Shopping Precinct, providing easy access to the vibrant amenities of the community. Don't miss the chance to make this your new home, where practicality meets luxury! Don't miss the opportunity to make this strategically located property your new home. Experience the perfect blend of modern comfort and convenience at 49 Brigalow Street, Legana. Council rates: \$1900 (approx) P/A Water rates: \$ 1200 (approx) P/A Rental estimate: \$620 - \$680 P/W House size: 220m<sup>2</sup> Land size: 906m<sup>2</sup>