

# 63 Berrigan Road, Miandetta, Tas 7310



## House For Sale

Saturday, 13 April 2024

63 Berrigan Road, Miandetta, Tas 7310

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 726 m2

Type: House



Julie Gale

0437001330

## Offers Over \$599,000

Located in popular Miandetta is this comfortable, two storey, four bedroom family home within walking distance to local primary and high schools. This character family home has many unique features with two outdoor living options, sheltered & private back yard with potential vehicle access and a fabulous parents retreat upstairs. The mature orchard offers a variety of fruit trees and is located on the Western side of the home attracting plenty of afternoon sunshine.

**Ground Floor:**

- Open Plan living with well-appointed kitchen offering heaps of bench space.
- Comfortable lounge room with adjacent dining room both enjoying views of the garden.
- The RC heat pump ensures the home is kept at an even temperature.
- A fully enclosed North facing sunroom provides a warm and cosy place to curl up with a good book & enjoy a cuppa.
- The 4th bedroom has plenty of storage with built-in robes and is positioned near the living area - currently being used as a study.
- The remaining two downstairs bedrooms are spacious and have built-in robes.
- A large family bathroom has separate bath and shower with vanity and is conveniently located close to the bedrooms.
- Fully renovated laundry opens onto a new timber deck.
- The deck overlooks the backyard and offers views of bushland beyond the back fence with Mt Roland in the distance - the perfect place to sit and unwind at the end of the day.

**First Floor:**

- Spacious 4th bedroom with large walk-in robe and ensuite would make the perfect parents retreat with plenty of room to also create a sitting room.
- Beautiful cathedral timber ceilings with exposed timber trusses create a spacious, light, and bright environment.
- Creative use of space - in-built storage in the walls.
- A second RC heat pump takes care of all heating & cooling upstairs.
- North facing balcony is accessed via sliding doors from the combined sitting/bedroom and provides yet another option for a quiet place to relax. This home represents an opportunity to own a family home in a great location so contact the Agent, Julie Gale, to arrange a private inspection.