

**77 Swanston Street, New Town, TAS, 7008**



**Sold House**

Thursday, 6 July 2023

77 Swanston Street, New Town, TAS, 7008

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Annie Jacometti

## **Family and Friends.**

Set in a lush, productive garden this home stands tall. She is ready to accommodate the family in 4 bedrooms , entertain friends in various living spaces and walk to schools including The Friends School.

Family comfort was the brief for Number 77 . Over the years improvements have been made including gas heating, replacement of roof and insulation, the addition of a "solar room", double glazing most windows and developing the garden. Certainly being north facing is an advantage for the addition of solar panels.

Kick off your shoes, coat and hat as you enter the cosy foyer ( also accessed from the double garage ) before proceeding into the home.

The large formal loungeroom provides a quiet space at the front of the home while the semi open plan living room will be the buzz of family activity. Work at the bench in the galley style kitchen while watching the kiddies in the garden. The induction stove and dishwasher are great features of the kitchen.

Sunshine is trapped in the north facing "solar room" bringing extra warmth to the home.

Also on this level is a sparkling bathroom, laundry and one bedroom.

The other three bedrooms and another bathroom are upstairs.

Bedroom two is expansive and has been used as an office with bedroom attached.

The master bedroom has a dressing area complete with timber built-in wardrobes.

And then there is the large garden which is a private wonderland of established shrubs and trees. The garden has been lovingly designed and maintained over many years.

Preserves from all the fruit trees including apples, apricots and figs can be stored in the walk in pantry.

- Move the family straight in
- Lovingly maintained
- Very warm home with north facing sunroom
- Gas heating
- Quality kitchen and bathrooms
- Rental assessment of between \$795 - \$865 per week
- Walk in pantry
- Walk to The Friends School
- Buses to city
- 2 separate living rooms
- Luscious garden