

# 8 Perrin Court, Latrobe, Tas 7307



## Sold House

Saturday, 11 November 2023

8 Perrin Court, Latrobe, Tas 7307

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1372 m2

Type: House



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**\$730,000**

Built in 2010, this large family home offers it all + more - from the utility room that could be utilised as a self-contained granny flat downstairs (STCA), to the large 1,372m<sup>2</sup> (approx.) block, and the modern design throughout. Situated towards the end of a private court, enjoying breathtaking views of beautiful Latrobe, while still offering a reasonably flat parcel of land and easy access to the walking/bike tracks that take you all the way through to Bells Parade and as far as Ambleside! Spread out over two levels, with a double garage + apartment/granny flat living options downstairs and family living upstairs. Upstairs: Generously sized, the open plan kitchen and living/dining space is light filled and quirky. The dark floor tiles are complimented by the crisp white kitchen, while the pop of red adds character to the space. An expansive servery runs underneath the 6-panel bi-fold window, which opens up to the massive undercover entertaining area. A connecting second living space adds versatility to the layout with the option to use this area as a lounge room, rumpus, or formal dining space. Sliding doors from both living spaces also open to the outdoor area. The master bedroom is positioned at the front of the home, offering a walk-in robe + 2 x built in robes, as well as a spacious ensuite with a double shower + a separate bath. A further two bedrooms offer built-in robes. The main bathroom is conveniently positioned off the living area, with a toilet separate to the walk in shower and separate bath. Also upstairs, a separate laundry with exterior access, and a staircase to the lower level of the home. The 18 solar panels on the roof ensure a lowered power bill, while the ducted heating to all 3x bedrooms from the air conditioning unit + double glazed windows and full insulation ensures consistent temperature control. Downstairs: Perfect for those with teenagers, regular guests or those looking for a housemate, the lower level of the home has a large utility room that has been fitted out to accommodate a granny flat/apartment area. (STCA.) A large room with a kitchenette offers enough space for a bed + living area, and a connecting bathroom is complete with a toilet and shower. A heat pump ensures warmth in winter, while sliding doors provide the perfect opportunity for fresh air in summer. Also downstairs, a double garage with connecting under house storage and internal access. Perfect for those with children and pets, the large block extends far behind the house with a mixture of colourbond and timber fencing - the addition of a side gate with fully secure the yard. With the heart of Latrobe a minutes' drive away, and the Mersey Hospital and local schools within walking distance, this home will suite an array of purchasers. Many children's parks, dog exercise areas and mountain bike trails are positioned nearby, and access to the highway to both Devonport and Launceston is just around the corner. This home truly offers it all.