

8 Sundowner Avenue, Legana, Tas 7277



Sold House

Thursday, 24 August 2023

8 Sundowner Avenue, Legana, Tas 7277

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 677 m2

Type: House



Richard Sims
0363344299



Erin OGrady
0363344299

\$700,000

Nestled within a serene cul-de-sac, 8 Sundowner Avenue emerges as an ideal family abode, situated in the highly sought-after enclave of The Orchards Estate. Boasting a perfect blend of comfort, space, and modern living, this property offers a haven for families to thrive. Step inside this spacious home and discover 4 generously appointed bedrooms. The master suite stands as a retreat within itself, featuring a private ensuite, a walk-in robe, and convenient direct outdoor access. The remaining three bedrooms offer ample space, with two showcasing walk-in robes and the fourth featuring a built-in robe. These rooms are served by a central family bathroom, complete with a separate shower, a bath, and toilet. The heart of this home is the well-appointed kitchen, boasting expansive bench and cupboard space. Equipped with high-quality appliances including an induction cooktop and dishwasher, the kitchen effortlessly caters to culinary endeavours. Adjacent to the kitchen, a capacious dining and lounge area provides a comfortable setting for family gatherings. A second living area further enhances the space, ensuring ample room for the entire family to relax. Embrace year-round comfort with the comprehensive ducted heating and cooling system that envelops the entire home. The home features fantastic storage throughout and includes a separate laundry area with direct access outside. Step outside, and you'll discover a captivating alfresco haven awaiting your gatherings and relaxation. The thoughtfully designed undercover alfresco area beckons you to savour the pleasures of outdoor living, seamlessly merging with the interior. The property's external appeal extends to meticulously manicured gardens, adorned with raised veggie beds and complemented by two spacious garden sheds. The fully fenced yard guarantees security for children and pets alike, enabling them to explore and play freely. Parking will never be a concern, with a single carport and ample additional off-street parking spaces available for both vehicles and trailers. The property enjoys a tranquil setting in a quiet corner of Legana, with a playground and school bus stop conveniently located just across the road. This family haven is not only nestled in a peaceful location but is also in close proximity to Legana's shopping precinct and only a short 15-minute drive to Launceston. Elegance, functionality, and a sense of community seamlessly intertwine in this stunning family haven at 8 Sundowner Avenue. Embrace the opportunity to make cherished memories in a residence that embodies the perfect blend of comfort and lifestyle.

- Ideal family home with space and charm;
- Luxurious master suite with ensuite and walk-in robe;
- Well-equipped kitchen with quality appliances;
- Two living spaces;
- Fantastic undercover alfresco area;
- Fully landscaped, manicured gardens;
- Ample parking options with carport.

Year Built: 2010
House Size: 177m² approx.
Land Size: 677m² approx.
Council Rates: \$2,000 pa approx.
Water Rates: \$1,000 pa approx.
Municipality: West Tamar
School Catchments: Riverside Primary, Riverside High (Legana Primary currently under construction)
Zoning: General Residential

Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.