

**87 Sunshine Road, Austins Ferry, Tas 7011**



**House For Sale**

Thursday, 7 March 2024

**87 Sunshine Road, Austins Ferry, Tas 7011**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 6**

**Area: 561 m2**

**Type: House**



Tegan Rainbird  
0424677854

## Offers Over \$795,000

Occupying a premium position within the popular Austin's Ferry enclave, this impressive 4 bedroom, 3 bathroom home offers both a flexible layout and position your family will adore. It has served as a much-loved home, providing both comfort and space. The expansive residence sprawls across two levels, offering multiple configurations to suit various needs. Upstairs, a comfortable lounge room flows seamlessly into a dining area and, in turn, the kitchen. The culinary space, features functionality, boasts timber finishes, quality appliances, abundant storage space, and a breakfast bar for convenient dining. Accessed via the kitchen and dining area, an elevated rear terrace or sunroom overlooks the backyard, providing the perfect spot for entertaining and al fresco dining. Comfortable accommodation comprises four generous bedrooms, each equipped with built-in storage, with the master featuring an ensuite. The bathroom servicing the home includes a shower, built-in bath, vanity with storage, and an adjacent separate toilet. A separate laundry provides ample space for everyday essentials, with direct outdoor access. Downstairs, the property offers abundant space, including three additional areas—a rumpus room with adjoining bathroom, bedroom and a double garage. The home benefits from ducted heating and cooling throughout as well as the ambience of a wood heater. With additional off-street parking available in the driveway. The grounds are low maintenance and secure. Perfectly positioned to take full advantage of nearby amenities, including supermarkets, shops, cafes, restaurants, schools, parks, and services, all within close proximity. Coupled with lovely views and spacious comfort, this impressive home offers a desirable lifestyle in a highly sought-after suburb. 2 levels with versatile floorplan Spacious and comfortable living for the entire family Ducted heating and cooling Downstairs could be converted to self-contained accommodation (STCA) Low maintenance backyard, safe and secure Double garage with internal access, additional off street parking