

# 9 Forest Heights Drive, Tugrah, Tas 7310



## Sold Acreage

Tuesday, 5 September 2023

9 Forest Heights Drive, Tugrah, Tas 7310

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 8000 m2

Type: Acreage



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## Contact agent

Situated in one of Devonport's most sought after areas 9 Forest Heights Drive offers a private residence on the edge of the Kelcey Tier Greenbelt within 8 minutes of the Devonport CBD, and approx. 5 minutes from the soon to be constructed shopping complex at the Stony Rise Home Maker Centre, including the development of a supermarket. With 8,000m<sup>2</sup> (approx.) of rural residential land to play with, Landscaped gardens surround the home where you'll find a mix of trees, bushes, and well-established grassed areas – perfect for children to enjoy. The lower block has been cleared with easy street access via a separate gated entrance. Spread out over 270m<sup>2</sup> (approx.) of floor space, the modern home has a contemporary design with a mix of neutral tones that create a warm and welcoming colour pallet. Open plan, the kitchen, living, and dining area is light filled and spacious, with a ducted transfer system for the wood heater + reverse cycle air conditioning unit. Sheer curtains flow in the breeze of the open windows, creating a soft ambience that flows throughout the home. A large timber entertaining deck is accessed through sliding doors from the dining room, providing direct access to a fenced off yard – warm summer evenings entertaining friends can be enjoyed while pets and kids enjoy the secure playing space. The large kitchen offers sophisticated style, with stone bench tops, stainless steel appliances, soft close cabinetry and a textured subway tile splash back. Light streams through the windows that overlook the garden, lighting up the white joinery to create space and warmth - this kitchen awaits many family mornings with pancakes and fresh juice. There are 4 bedrooms in total, three bedrooms with built in robes are positioned off the hallway, along with the large family bathroom, featuring a separate bath and shower. Additionally, the master bedroom offers a new level of luxury – sheer curtains from floor to ceiling perfectly compliment the warm beige carpet. The master suite also has a walk-in robe + a built robe, as well as an ensuite with a separate shower and toilet. Downstairs, the separate laundry offers plenty of storage, along with under house storage, large garage, third toilet + a small adjoining shed. The land is fully fenced with an electric gate, while 2 x 20,000L tanks service the home and gardens. This property offers the ideal rural residence while being only moments from the city centre. A serene bush outlook + nearby walking and bike trails in the greenbelt provide a lifestyle that only Tassie can offer. Many primary schools, high school and colleges are accessible by bus from the property, making the home suitable to both younger and older families, or perhaps those looking for somewhere to retire with plenty of space for the grandkids. One Agency Collins has systems and procedures in place to verify the accuracy of the information provided, however, clients should rely on their own enquires.