

# 9 Grouse Avenue, Legana, Tas 7277



## Sold House

Friday, 17 May 2024

9 Grouse Avenue, Legana, Tas 7277

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1025 m2

Type: House



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**\$880,000**

Pairing family functionality with modern sophistication this brand-new, recently completed residence offers a well-thought-out floor plan that caters to all demographics complimented by bespoke, high-quality finishes throughout. This contemporary home offers a striking façade adorned with distinctive features and is set on a large and level 1025m<sup>2</sup> allotment surrounded by a native outlook with water views. The compelling interior is immaculately presented and has been meticulously designed prioritising palatial proportions, privacy, and natural sunlight throughout. The generous open plan kitchen, living and dining are framed by large glass windows with a north/west facing outlook and connects out to a private, undercover outdoor entertaining area perfect for indoor/outdoor living all year round. The kitchen caters to every occasion in style, providing a full array of brand-new appliances, 20mm engineered stone benchtops, and a generous butler's pantry with an array of extra storage. Offering a versatile floorplan comprising of up to 4 bedrooms all generous in size with built-in robes, the master with a walk-in robe, and ensuite with double vanity. The family bathroom is centrally located and features a separate bath and toilet for convenience. Both bathrooms feature quality fixtures and fittings and include underfloor heating and in-wall towel heating. Designed for functional, easy-care living, this immaculate residence includes MyAir zoned ducted heating and cooling throughout, great storage options, a separate laundry with external access, and a secure lock-up garage with internal access. Externally the home continues to impress set on a private allotment surrounded by a native trees offering a private and tranquil setting. Offering a flat, fully fenced yard with a generous separate shed with power connected. Located 5 minutes' drive to the Legana shopping complex and the new Legana Primary School currently under construction, as well as just a short drive from Launceston CBD. If you would like more information or to inspect this property, please get in contact with us today. \*\*Bushby Creese 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. All measurements are approximate\*\*