# 2 Avraam Court, Legana, Tas 7277

## House For Sale

**Wednesday, 19 June 2024**

**2 Avraam Court, Legana, Tas 7277**

**Bedrooms: 5**          **Bathrooms: 2**          **Parkings: 5**          **Type: House**



Michael  Dearsley
0363326433



Siofra Egan
0363326433

**$1.1m - $1.2m**

Nestled in the sought-after "Danbury Heights," this impressive home offers breathtaking views of the mountains and the Tamar River. Perfectly situated on a spacious 2,062m² allotment, it is designed to maximize its north-facing orientation, capturing all-day sunlight to ensure warmth and excellent airflow throughout. For heating and cooling, a reverse cycle unit is complemented by a wood heater in the second living room.Step inside to an expansive open-plan living and kitchen area, filled with natural light. The luxurious kitchen features stone benchtops, quality appliances, and ample storage. Adjacent to the kitchen is a fantastic alfresco area, perfect for entertaining while enjoying the stunning views.Upstairs, the master bedroom serves as a private retreat with a walk-through robe and a large ensuite. The master ensuite exudes luxury with a spa bath, allowing you to relax while taking in the scenic outlook from the window. The remaining bedrooms on this floor are generously sized and come with built-in robes.Downstairs offers even more space, featuring a large rumpus room/home gym that opens to another alfresco area. This floor also includes a generously sized fifth bedroom with built-in robes, a spacious laundry with a third toilet, a double car garage, and extensive under-house storage.Tucked away in a quiet cul-de-sac, this property provides peace and privacy while still being just minutes from local amenities and a short drive to schools and the Launceston CBD. This stunning home has it all: spectacular views, a tranquil location, and abundant natural light throughout its passive design.Land size: 2,062m²Building size: 2,062m²Year Built: 2006Building size: 201m2Garage Size: TBAWater rates: $1200 approx P/ACouncil rates: $1800 approx P/ARental estimate: $800-$850 per week