

**106 Berrigan Road, Miandetta, TAS, 7310**



**House For Sale**

Friday, 15 November 2024

106 Berrigan Road, Miandetta, TAS, 7310

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Large Home on Impressive Double Block in Top Location!

Discover this expansive split-level, five bedroom family home on an impressive double block of approximately 1,725m<sup>2</sup>, ideally located near schools, shops, cafes, and other local conveniences. Designed for a family to spread out and enjoy every inch of its generous space, this brick residence includes everything you need for comfortable and versatile living.

At its heart, a blackwood kitchen offers an inviting center for the home, featuring granite benchtops and plentiful cupboard space. From here, you'll find two spacious living areas: a lounge that flows seamlessly into the kitchen and dining areas, and a separate family room with built-in robes. A further enclosed entertaining area opens onto the sunroom, providing even more space to relax and enjoy.

The home's five bedrooms include a master suite with a walk-in wardrobe and private ensuite. Two additional bedrooms feature built-in wardrobes, while the extra large fifth bedroom, located on the upper level, can easily serve as a third living area or retreat. The main bathroom, complete with a separate shower, bath, and vanity, adds modern comfort, while the home's three toilets, including one in the shed, offer extra convenience.

This property excels in storage and parking options, with a newly built carport, a double garage with internal access, and a detached 10m x 10m shed. The shed is equipped with both standard and extra-high roller doors to accommodate larger vehicles like boats or caravans, along with a separate workshop area and an additional toilet. Solar panels on the shed's roof, paired with a 4.8 kw inverter, make this home an eco-friendly choice, reducing energy costs.

Outside, a large vegetable garden and 5,000L water tank cater to the green thumb, while two separate driveways provide ample off-street parking. The fully fenced gardens offer a secure play area for children, while double glazed windows throughout much of the home and natural gas hot water enhance year-round comfort and efficiency.

Positioned within walking distance to Miandetta Primary School, local cafes like Brown Bear Café, and scenic parklands, this charming property is perfectly suited for family living.

Contact Sara Poh at 0422 336 263 for more information or to arrange a viewing today!

- Rare large double block in the heart of popular Miandetta
- Large five bedroom, two living areas, enclosed entertaining area
- Double car garage, 10x10m shed, new double carport
- Fully fenced with two access points along Berrigan Road

Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.