

**13 Frederick St, Cygnet, TAS, 7112**



**House For Sale**

Tuesday, 26 November 2024

13 Frederick St, Cygnet, TAS, 7112

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Perfectly Positioned, Development Potential

Positioned within strolling distance of the Cygnet township, is this gorgeous family home that has recently enjoyed a stunning, high-quality renovation. It sits on almost half an acre of land, which could be developed, but currently, it's enjoyed as a fabulous, fenced backyard that the kids and pets adore.

The solid brick residence was originally built in the 1970s, which was an era that focussed on strong, solid building practices and used gorgeous hardwood timbers where they could.

The original Tasmanian Oak flooring is now showcased throughout the home and complimented by modern additions, such as the PVC double-glazed windows.

Solar efficiency was a key consideration during the renovation and the benefits of the northerly aspect have now been amplified by the introduction of quality insulation and a ducted heat transfer system.

The clever, semi open plan design of the kitchen, living, and dining areas, allows each space to remain bright and light filled, whilst also providing intimate spaces for movie nights and family dinners.

From here, you can access the spacious rear deck that takes in lovely views of the township. This is a favoured spot for entertaining, which you can do all year round, and you can access the gardens easily from here.

There are three spacious bedrooms, each with built-in storage, and the stunning family bathroom has enjoyed the same attention to detail as the rest of the home. Thoughtful and intricate details in each room finish this property beautifully, and the sophisticated style of these modern upgrades is something rarely seen and worthy of applause.

This property is not only offering a well-positioned, incredibly convenient, and beautifully appointed home – but this is also an investment for your future. Its fantastic location, along with its development potential, makes it a rare offering in this area. Phone or email for more information and to schedule your private appointment to view.

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