16 SOMME STREET, MIANDETTA, TAS, 7310









SOLD

WELL DESIGNED HOME WITH SPACE AND STYLE

Welcome to 16 Somme Street at the end of a quiet cul-de-sac, in the lovely suburb of Miandetta. This stunning home was built in the 1980's with design and functionality in mind and has undergone major renovations in recent times bringing it up to date with modern and comfortable features throughout. The upper level sits on a suspended slab creating a solid platform to the main living areas and bedrooms alike and at the Eastern end of this upper level, there is underfloor heating in 4 of the rooms. There are built in wardrobes in 3 of the bedrooms and the Master suite also offers a tidy walk through wardrobe, which takes you through to the ensuite.

The spacious north facing living room features a natural gas log fire and double glazed windows along the western side of the home which is great when the weather turns cool. This is a lovely open plan area, which leads directly into the dining room and kitchen with stunning Caesar Stone bench tops, plenty of storage and a walk in pantry as well and you are sure to find cooking a joy with the Electric Smeg oven and gas cooktop. If you happen to enjoy dining outdoors or entertaining family and friends, it will be made that much easier with the terrific servery doors leading to the back deck, making the clean up afterwards much easier as well and to top it off, the deck is made of Mod Wood so maintenance and upkeep is extremely low compared to your typical timber deck.

A terrific laundry chute features outside the main bathroom upstairs, so there is no need to cart all the dirty washing down all the time and it lands straight in the laundry downstairs, ready to wash and hang. The laundry features additional plumbing under the floor, ready to build another bathroom, if creating a self contained living arrangement on the downstairs level is something you've been wanting to do. This would make for an ideal living space for additional family members to reside in the home or you could turn it into a money making venture too. This can be done by utilising the downstairs living area complete with its own Rinnai gas heater and a large storage area adjacent to this with toilet close by. If the self contained living option is not on the cards, the downstairs area would make a terrific teenagers retreat, rumpus room or you could work from home and be completely comfortable while doing so. The current owners have gym set up in one of the downstairs rooms as well. There are so many options to choose from.

If you have a requirement for disabled access to the home, there is a ramp at the back entrance, leading to the upper level via the back deck that enters into the kitchen. The ramp is also a

5 BED | 2 BATH | 3 CAR

PRICE:
$493,000

OPEN FOR INSPECTION:
N/A



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Produced by Open2view.com for @realty.
Fixtures and fittings are for display purposes only.
Not to scale. This floorplan is a sketch, and all dimensions stated are approximate.
All room measurements are in metres.
Approx floor area 330 sq m.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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