



53 Danbury Drive, LEGANA, TAS 7277

Beautiful, Big, Family Home on 1.4 Acres.

Every now and then, you come across a property that is really special. This is one of those properties. From the moment you drive up the sweeping driveway to the front of the house you get the feeling of timeless elegance. Park under the double carport which also serves as a portico and walk into the impressive and welcoming foyer. From here you can choose to go to the southern wing of the house, where the bedrooms are or the northern wing where all the entertainment areas are.

The south wing has double glazed windows throughout, and has 3 double sized bedrooms and 1 single bedroom, all with built in wardrobes. All of the bedrooms are spacious, and the master has an ensuite. The main bathroom is also in this wing and features a luxurious free-standing bath, separate shower and large vanity. The bathroom has insulated walls and double glazed windows. Being a separate wing means shift workers can sleep without being disturbed by people moving around in the north wing. The front bedrooms are double-glazed to ensure serenity.

Walking into the kitchen you are taken aback by the large bench spaces and ample cupboards. Then you see the huge dining room and you know you are in a home built for entertaining. Large, double-glazed windows bring the sunlight in to this open plan area which includes a generous lounge room. In the centre is a large, double-sided fireplace which heats the whole area and adds an ambiance to the rooms. To the side

TYPE: Sold

INTERNET ID: 300P68901

SALE DETAILS

\$860,000 - \$895,000

CONTACT DETAILS

Elders Towns Shearing

58 Elizabeth Street
Launceston, TAS
03 6348 3900

Kathleen Gee
0466 679 668

is a sunroom with full length windows that catches all day sun. This acts as a solar passive heating system to the dining/lounge/kitchen areas by way of internal windows that can be opened or closed to adjust the heat. At the other end is an office, which is big enough to be a 5th bedroom if needed.

From the lounge you can walk into the extra-large rumpus room with ensuite. Being 14m x 4.5m this room is perfect for teenagers, entertaining, relaxing, a gym, or all of the above. The rumpus looks out onto the backyard which is fully fenced and safe for young children. This offers a flat area to enjoy and a fenced-off vegetable garden with raspberries and passionfruit. The large side yard is separately fenced and big enough for a game of cricket or similar activity. At the back of the house, you will find a double lock up garage and off-street parking for 4 vehicles. Further back, at the rear of the block is a double story barn with mezzanine floor, room for 2 more cars plus a workshop.

This fantastic house is set in a sought-after area offering peace and tranquility to the buyer. Close to the site of the new Legana school and close to the Legana shopping centre. Legana is only 17 minutes to Launceston.

Please call for your private inspection.

Other features: Car Parking - Surface, Carpeted, City Views, Close to Shops, Close to Transport, Openable Windows

- Land Area 6,000.00 square metres
- Building Area: 271.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 4
- 4 car garage
- Double carport
- Ensuite

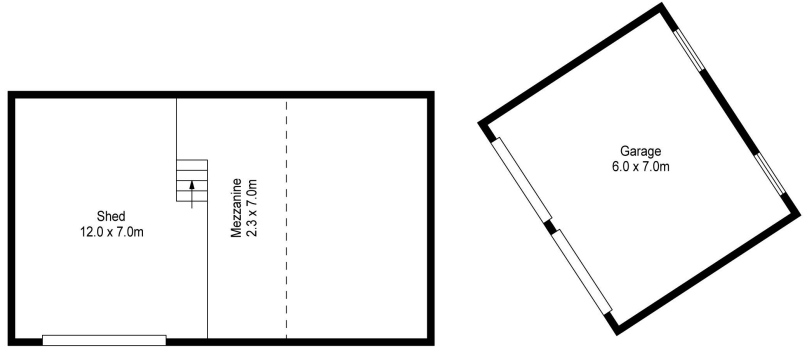




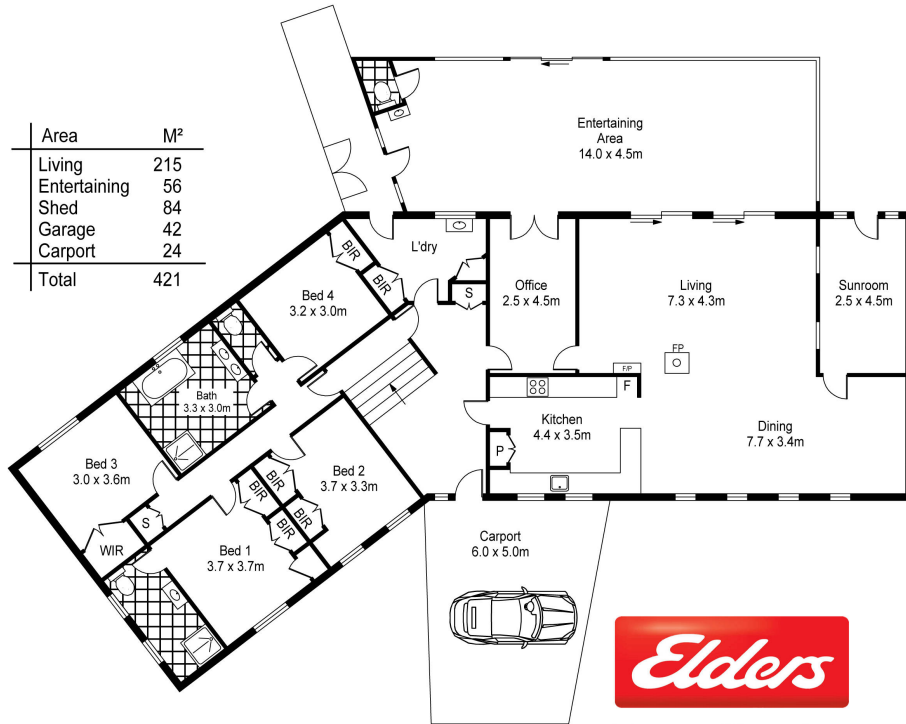




53 DANBURY DRIVE, LEGANA, TAS, 7277



Area	M ²
Living	215
Entertaining	56
Shed	84
Garage	42
Carport	24
Total	421



Towns Shearing

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries