



74 Nierinna Road, MARGATE, TAS 7054

Modern comfort meets country lifestyle

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Discover the perfect blend of contemporary living and serene country charm in this beautifully upgraded home, offering four bedrooms including one currently configured as a stylish office/study, perfect for working from home or creating a private retreat.

Originally built in 1977, this property has been thoughtfully transformed to deliver modern comfort without losing its warm, inviting character. The kitchen, bathrooms and laundry have all been renovated with premium finishes and quality appliances, while thoughtful touches like heated towel racks in the main bathroom add a sense of luxury.

Heating is a breeze with underfloor heating, a heat pump, and a Jetmaster wood heater. Thanks to exceptional insulation, you'll only need one heating method to keep the home perfectly comfortable. Plus, with a 7.6kW solar system, you'll enjoy energy efficiency that's both environmentally friendly and cost-effective.

Entertain or unwind on the large, covered north-facing deck, soaking up all-day sun and peaceful surroundings. The fully fenced yard features established gardens, over 100 native plants that attract a variety of native birds, and plenty of space for kids and pets to play, ideal for families seeking a safe, private haven.

Need extra room? The double garage with remote roller door and additional powered shed provide endless possibilities. The shed is cleverly divided into a workshop/mancave on one side and storage on the other, perfect for DIY enthusiasts or those needing extra space.

Adding to its unique charm, the property includes an easement walkway to Nierinna Creek, where it's common to spot a family of platypus. From here, explore scenic walking trails that meander through the area, a dream for nature lovers and those who enjoy an active outdoor lifestyle.

Enjoy the best of both worlds, peaceful country living with convenience at your doorstep. It's just a short stroll into Margate for local shops and services, and only a 20-minute drive to Hobart CBD. Plus, with NBN and fixed wireless internet, staying connected for work or entertainment is effortless.

Set on a generous lifestyle block, this home offers space, privacy, and tranquillity, ideal for anyone seeking a relaxed country lifestyle without compromising on modern conveniences.

Don't miss this opportunity to secure a beautifully upgraded home in a peaceful setting!

Join us at the next open home or contact us today to arrange a private inspection.

- Land Area 1 hectare
- Building Area: 217.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- 4 car carport

TYPE: For Sale

INTERNET ID: R24822120

SALE DETAILS

Offers over \$1,295,000

CONTACT DETAILS

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Total Approx. Floor Area : 206 sqm
 Total Approx. Outbuilding Area : 96 sqm
 Total Approx. Deck Area : 44 sqm

All measurements are internal and approximate.
 This plan is a sketch for illustration, not valuation.
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