



### 7677 Channel Highway Cygnet TAS

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A delightful, partly refurbished family home located in an elevated position just on the outskirts of the Cygnet township. Freshly painted inside and out and new timber deck with two terraces and balcony. Comprising 3 double bedrooms all with built-in wardrobes, spacious open plan kitchen and dining area with sliding door onto an undercover terrace area. The large lounge room has a reverse cycle air-conditioner with large windows and a second living area, also with reverse cycle air-conditioner. The bathroom has large corner spa, separate shower and vanity and convenience of separate toilet and basin. Situated on a generous size 1590m2 block with retaining walls of established gardens with town, rural views and privacy of surrounding pasture. Featuring polished timber floorboards throughout. The home is warm and cosy all year round, heated from two reverse cycle air-conditioners with insulated floors to retain the heat. Large covered

**Building Size** : 125 sqm  
**Land Size** : 1590 sqm  
**View** : <https://www.taspr.com.au/3221485>



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Fixtures and fittings are for display only and not to scale.  
 All measurements are internal and approximate.  
 This plan is a sketch for illustration, not valuation.  
 Produced by Open2view.com

Approx. house area: 128 sqm  
 Approx outbuilding area: 18 sqm

