







## **Sweeping River Views**

Positioned with a north easterly aspect, this brick home was built to catch the sweeping river views and sun.

Situated on a large block which extends to 1,169 sq m, there is a driveway to allow access to the rear yard where you will find the studio and established gardens with many fruit trees and veggie beds.

The practical layout offers 4 bedrooms (2 with built-in robes), 1 bathroom, a formal lounge room, kitchen / dining room, laundry, rear sunroom and an office with extra storage space underneath.

The owner has installed 5kw solar panels on the roof.

Located approximately 7 minutes from the city and only a short drive to the Trevallyn shopping precinct, convenience is the key.

Presented neatly and offering great value, an early inspection is recommended.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

△ 4 ← 1 ⇔ 3 □ 1,169 m2

Price SOLD for \$333,000

Property Type Residential

Property ID 131

Land Area 1,169 m2

Floor Area 167 m2

## **Agent Details**

Paul Flanagan - 0408 139 862

## Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862

