

Sold



54 Freshwater Point Rd, Legana



## Calling First Home Buyers, Retirees and Investors

This beautifully presented property is a rare find in this price bracket, offering comfortable living and convenience in the ever-growing area of Legana. Buyers will be impressed by how well maintained this 1998 home is, with Tasmanian oak floorboards, lovely sunlit rooms and an expansive dine in kitchen just some of the many features on offer here.

The compact floorplan is cleverly designed with 3 bedrooms (all with built-ins), an original main bathroom (bath and shower) plus a tidy ensuite off the master. The impressive, open plan living area takes up almost half the house and offers both wood and electric heat. The kitchen is the heart of this home with an enormous amount of bench and storage space. There is room for a large dining table and a lovely outlook from every window. A separate toilet and spacious laundry complete the interior picture.

Out the backdoor there is a good size timber deck and fully fenced, backyard complete with established fruit trees and vegetables. This area is perfect for children and pets to play safely and for entertaining friends.

If you have more than one vehicle, this property is ideal with a double carport (under main roof) with internal access, plus a large powered workshop with two roller doors.

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<b>Price</b>	SOLD for \$395,000
<b>Property Type</b>	Residential
<b>Property ID</b>	282
<b>Land Area</b>	1,140 m <sup>2</sup>
<b>Floor Area</b>	150 m <sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
7250 Australia  
0408 139 862



A rental appraisal has been completed at \$370.00 - \$390.00 per week.

This is a property not to be missed so call Rae today 0455 445 300 to find out more.

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

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