



34 Fairway Cres, Riverside



## Investment, First Home, Downsize

This tastefully presented home is misleading from the street, hiding an expansive floorplan and modern improvements. Originally built in 1966 the property has been partially renovated and provides a high level of comfort.

Both the kitchen and bathroom are recent upgrades and there is room for a growing family with four bedrooms plus a walk-through study.

The sun filled lounge room flows nicely into the dining and kitchen area, and there are fresh new carpets and quality timber floors throughout. There is more than sufficient heating in the living area, with both a reverse cycle heat pump and wall mounted fan heater.

Located at the front of the house is the lovely master bedroom which has floor to ceiling built-ins. The second and third double bedrooms also have plenty of storage on offer. The back fourth bedroom could easily be used as a second living space, or an ideal parent or teenage retreat, complete with separate access. There is the added convenience of both a separate laundry and separate toilet.

Two separate back doors lead out to an open outdoor entertainment area and a good size shed/workshop. The grassy backyard is flat and easy care, with a gate that opens directly onto the Riverside Golf Course. Located in the heart of

4 1 2 669 m2

<b>Price</b>	SOLD for \$356,000
<b>Property Type</b>	Residential
<b>Property ID</b>	313
<b>Land Area</b>	669 m2
<b>Floor Area</b>	132 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
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0408 139 862



Riverside this is a premium location with the shopping centre, swimming pool and schools only a short walk from home.

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

West Tamar annual rates: Approx \$1,230

Taswater: Approx \$1,080

Year Built: 1966

Building Size: 132m2

Land Size: 669m2

Rental Estimate - \$390-\$430 per week

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