



## Family Home With Stunning Views

Riverview is the perfect street name for this property with a spectacular outlook over the Tamar River and mountains beyond. This solid brick and tile home would be ideal for a growing family, in the ever-popular suburb of Riverside.

Originally built in 1979 buyers will be impressed by how well maintained this home is, along with the excellent potential to update some original features if desired. The floorplan is cleverly designed with the main bathroom (with bath and shower) and all four bedrooms, including the master with ensuite, leading off a central hallway. The lovely open plan living area takes up almost half the house and is efficiently warmed by a quality wood heater. The kitchen has been updated and is the heart of the home, with a generous breakfast bar, good quality appliances and plenty of storage space. A separate toilet and good size laundry complete the interior picture.

The yard is low maintenance with only a small area of lawn, and for a family with more than one vehicle this property is ideal. The remote access double garage has the convenience of an internal entry, while the expansive driveway is perfect to park the boat or caravan.

It is rare to find a house of this size, in this price bracket so call us today to

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<b>Price</b>	SOLD for \$399,000
<b>Property Type</b>	Residential
<b>Property ID</b>	317
<b>Land Area</b>	724 m2
<b>Floor Area</b>	197 m2

### Agent Details

#### Office Details

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



arrange a private inspection on 0455 445 300.

Rent appraisal \$390.00 - \$430.00 per week

Annual Costs

Council Rates approx \$1,610

Water Rates approx \$1,000

House Size 197m<sup>2</sup>

Land Size 724m<sup>2</sup>

Year Built 1979

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.

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.