

Sold



12/86 Cherry Rd, Trevallyn



## Development Gem – House with Land

Located in the 'Lloyds Close' strata complex this property offers a potentially high rent return, plus the opportunity to build a new home on a large block of land.

Set over 2,461m<sup>2</sup> the existing house is being sold with one other unit entitlement, meaning the current title can potentially be split once a second dwelling has been constructed (STCA).

Misleading from the front, the house offers a very spacious floorplan including four bedrooms (two with built-ins, master with walk-in robe), a dual access main bathroom with bath and shower, a neat ensuite off the master plus a separate toilet. The impressive, open plan living space takes up almost half the house and flows around into the kitchen and dining area. Glass sliding doors lead out from here to a fenced outdoor paved area perfect for entertaining friends and allowing young children to play safely.

There is a separate laundry that provides a secure, internal entrance from the expansive double garage offering the convenience of remote-control access. With some original fittings and fixtures still in place, this tidy home could comfortably be lived in or rented 'as is' or be given a lift with simple cosmetic improvements.

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**Price** SOLD for \$440,000

**Property Type** Residential

**Property ID** 323

**Land Area** 2,461 m<sup>2</sup>

**Floor Area** 200 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



Close to great schools, Trevallyn Village and the Riverside shopping precinct this property is a rare find in suburban Launceston, offering the buyer an exciting opportunity. Call Rae today on 0455445300 to arrange an inspection by appointment.

Annual West Tamar Council Rates approx. \$1600

Annual Taswater approx. \$1100 + usage

Annual Strata Levies approx. \$1200 includes insurance (covering 2 Unit entitlements)

Rental Appraisal \$380.00 - \$410.00 per week

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