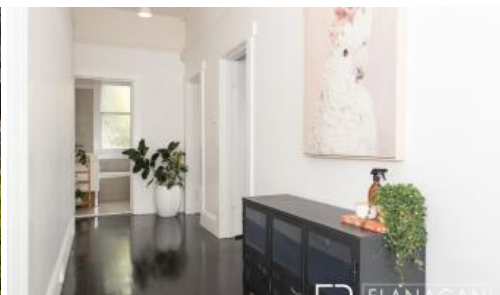
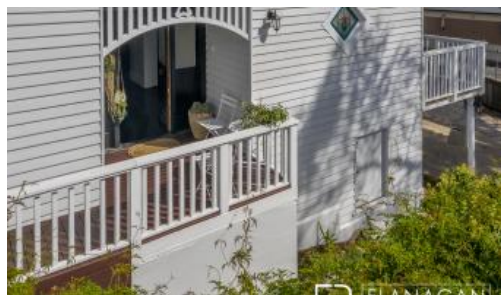




13 Gorge Rd, Trevallyn



## Trevallyn Transformation

Incorporating two separate titles, this 1920 home offers spacious accommodation and substantial land size right in the heart of Trevallyn. Located directly opposite the Trevallyn 'village' there is much potential here with space to develop the back block (STCA) or simply enjoy an expansive backyard.

On entry to the house the vastness of the space makes an impact with all of the main rooms leading off a wide central hallway. This top section of the house has an abundance of natural light and a beautiful leafy outlook from almost every window.

It has been tastefully modernised while keeping classic 1920 features on show, such as original leadlight windows and ornate ceilings. The expansive country style kitchen has been cleverly designed, with the inclusion of a discreet study nook and central breakfast bar that can be moved. The main bathroom includes the laundry zone and the dual access ensuite has a bath.

A generous lounge room flows out to a sun lit dining room perfect for lively gatherings with family and friends. This space leads out through French doors to a balcony, which provides an ideal spot to enjoy a morning coffee in the sun.

While three of the bedrooms are located in the top section of the house, the

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	366
<b>Land Area</b>	1,030 m2
<b>Floor Area</b>	162 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

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



bottom fourth bedroom could potentially be converted into a neat home office, teenage retreat or self-contained studio (STCA). This space has a separate front access and includes an adjoining shower room with toilet.

There is the convenience of off street parking for 2 -3 cars and storage space underneath the house. The back area offers established native trees, fruit trees and a neat entertainment area with fire pot. There is plenty of space on this substantial block for children to safely explore.

Simply walk across the road to the grocer, café, chemist, post office, newsagent and bakery. This is a rare find due to the possibilities provided by 2 Titles, in one of Australia's property hot spots. Call Rae today on 0455 445 300 to find out more.

Annual Launceston City Council rates \$1800.00

Annual Taswater rates \$1001.12

Rental Appraisal \$640 - \$680 per week (Property Wise)

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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