







Ideal Family Home in an Ideal Location

4 2 2 782m2

This spacious 2001 home is set on a large corner block and would be a perfect match for a growing family in Legana. Buyers will be impressed by how well maintained the property is, with excellent potential to update the original kitchen and bathrooms if desired.

The floorplan is unique, with a vastly spacious open plan living area leading around to the kitchen and out sliding doors to a private walled courtyard. All four bedrooms (or three plus a study) lead off a long hallway that flows across the centre of the home, from the living room to the double garage. This garage space could potentially be converted into another living area (STCA) as it has direct access to a bathroom, a separate entry door and plenty of natural light.

The established lawns, garden beds and hedges provide a lovely leafy outlook from all windows and the block comes complete with a garden shed, raised vegetable beds and a fish pond. For a family with more than one vehicle this property is ideal, with the convenience of the remote access double garage, along with space to create extra parking bays for the boat or caravan.

A 'Pre-Purchase Building Inspection Report' has already been completed for buyer convenience and there are no major defects to address.

This is a rare find in Legana so call Rae today to find out more on 0455 445 300.

Price	SOLD for $575,000
Property Type	Residential
Property ID	381
Land Area	782 m2
Floor Area	190 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

FLANAGAN RESIDENTIAL

Rental Appraisal by Property Wise $550-$600 per week

Annual West Tamar Council Rates $1620 approx

Annual TasWater Rates $1086 approx + usage

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.