

Sold



149 West Tamar Rd, Trevallyn



Historic Trevallyn Beauty

Accessed from Forest Road this magnificent lifestyle property is a rare find in the current market. 'Allawah' (circa 1913) has not been for sale in over thirty five years and spans 2006m2 of manicured lawns, established trees and beautiful gardens.

This stunning character home offers privacy, ambience and a tangible feeling of yesteryear with many classic 1913 features still on show here. The generous formal lounge room leads out to a front verandah and from this vantage point there are exceptional views of the Tamar River and mountains beyond.

A unique floorplan is on offer providing flexibility for all occupants with numerous separate living zones. An original front door with exquisite leadlight, opens into a grand entry foyer featuring a pressed tin ceiling. The vastness of this space is welcoming and makes an impact. The central hallway flows around into beautiful spacious rooms that could easily be converted from living spaces to bedrooms, allowing for a six-bedroom configuration.

A modern, cleverly designed kitchen sits at the heart of the home and includes quality stainless appliances (gas and electric cooking), granite benchtops and an abundance of storage. There is the convenience of two bathrooms, along with a spacious separate laundry with outside access. Both electric and wood heating

6 2 3 2,006 m2

Price	SOLD
Property Type	Residential
Property ID	401
Land Area	2,006 m2
Floor Area	241 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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



is on offer throughout the home with year-round comfort guaranteed.

Three architecturally designed, single attic bedrooms are found upstairs and come complete with custom built desks, built-in robes and an abundance of natural light. This upper storey of the house is likely to appeal to the younger or teenage family members, or could be utilised as a private study or craft area with river views.

There is ample room to entertain large groups of family and friends in the outdoor terrace area, with easy access inside from a side door. Off street parking is available for three cars and there is extra storage in the single remote access garage and underneath the house itself. West Tamar Council have indicated that due to the substantial land size, this property could potentially be developed. Consider a cleverly designed extension to the existing house or split the block and build an energy efficient granny flat or strata unit (STCA).

Only a five-minute drive to great shopping, cafes, recreational facilities, schools and Launceston CBD. This superb lifestyle property is located in one of Australia's hot spot suburbs so call Rae on 0455 445 300 to find out more.

Annual West Tamar Council Rates approx \$1930.55

Annual Taswater Rates approx \$1319.95 + usage

Rental Appraisal: \$750pw approx

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.