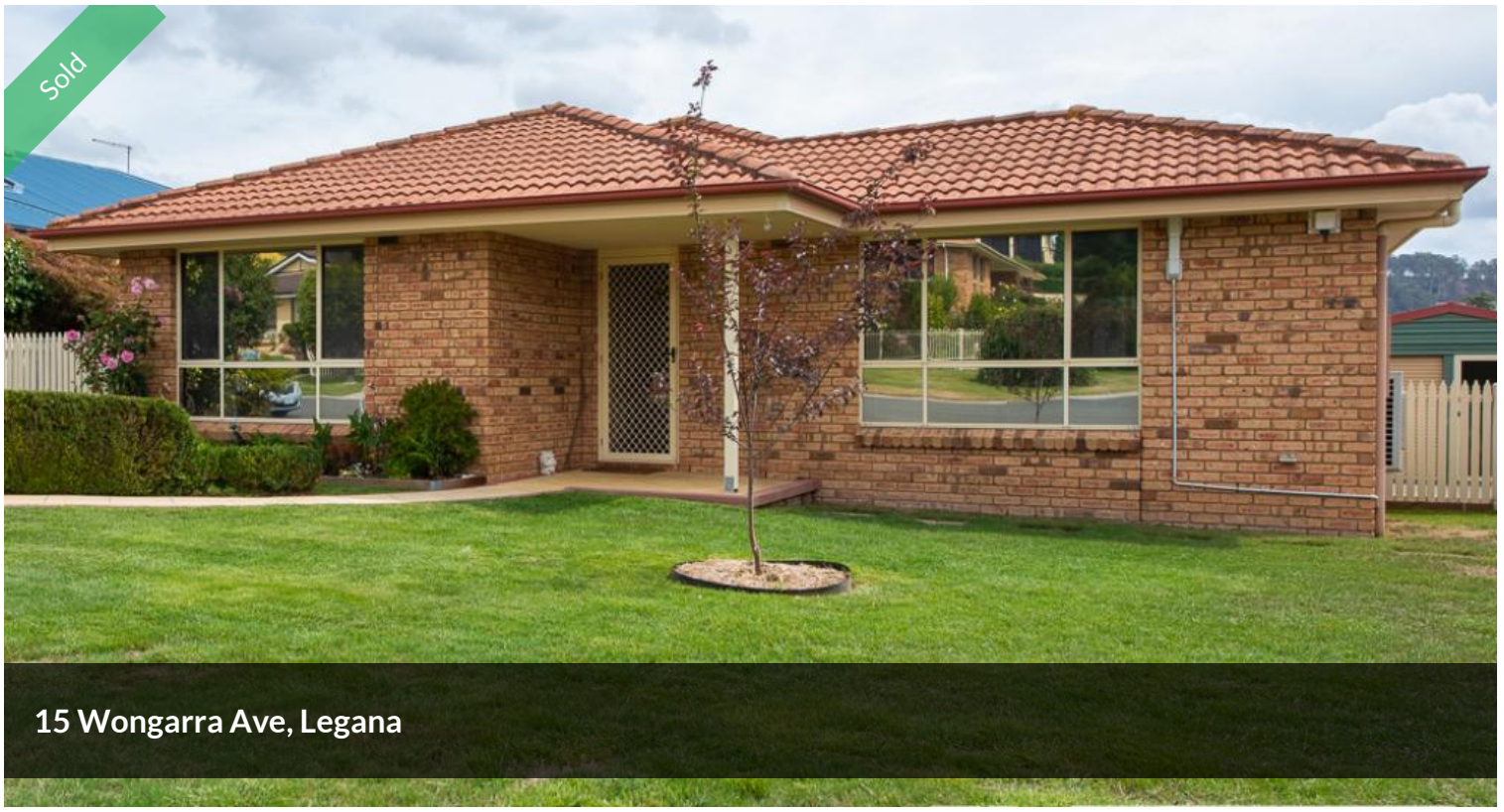







Ideal Home in an Ideal Location

Built in 2001 this brick and tile home would ideally suit a buyer keen to secure a neat, single level property in ever popular Legana. The block size is substantial, however the house itself is easy care and has been well maintained by the current owners.

The floorplan here is tidy and compact while still offering four bedrooms and two bathrooms. The original kitchen and bathroom are in excellent condition and there have been some great improvements made, including the installation of a reverse cycle heat pump, new flooring and an upgraded ensuite.

The front door opens directly into a spacious lounge/dining area and also flows around into the large master bedroom and ensuite. A hallway from this central living zone leads to the back of the house where the other three double bedrooms are located. A separate laundry, toilet and main bathroom with shower and bath complete the interior picture.

Glass sliding doors lead outside to an undercover deck area and freestanding single garage. This garage has an adjoining rumpus room which offers a perfect space for children to play or set up a workshop, music or art studio.

West Tamar Council have indicated that the land size would potentially allow for a small unit or granny flat to be built (STCA) or simply enjoy the benefits of

4 2 3 851m2

Price	SOLD for $611,000
Property Type	Residential
Property ID	418
Land Area	851 m2
Floor Area	150 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

FR FLANAGAN RESIDENTIAL

an expansive, fully fenced backyard. For a family with more than one vehicle this property is ideal, with the convenience of the single garage plus extra parking bays for a boat or caravan.

Contact Rae today to find out more on 0455 445 300.

Weekly rental appraisal $520.00 - $560.00 by Property Wise Launceston

Annual West Tamar Council Rates $1,670 approx

Annual TasWater Rates $1,396 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.