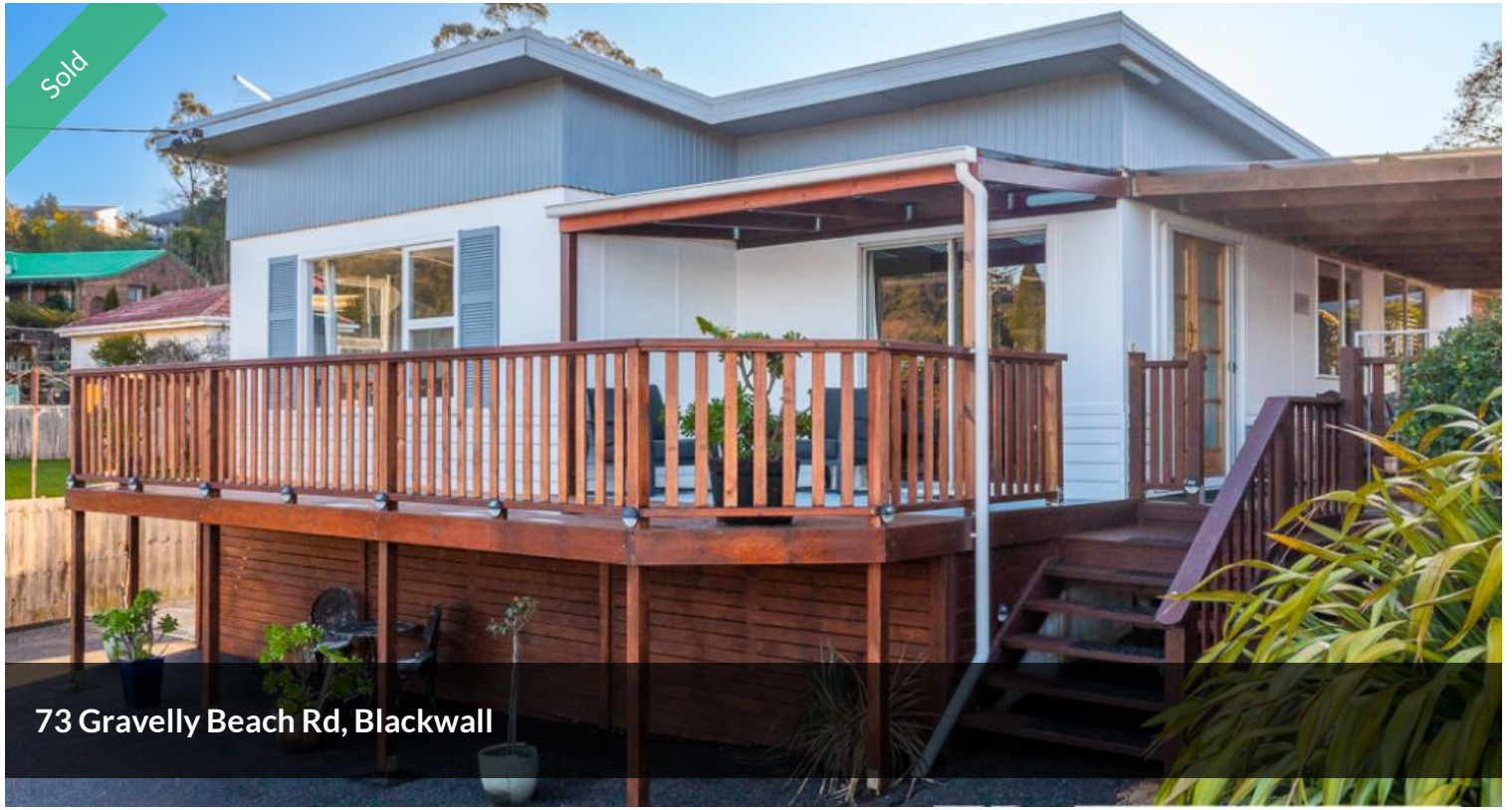


Sold



73 Gravelly Beach Rd, Blackwall



## River View Charmer

Offering stunning views out towards the Tamar River this delightfully presented residence is a rare find in the current market.

Built in 1961 there is a unique floorplan on offer here with three double bedrooms, one bathroom and two comfortable living areas. This home is naturally light throughout with the added convenience of an efficient wood heater, plus two reverse cycle heat pumps ensuring year-round comfort.

The neat, functional kitchen has brand new appliances and ample space for food preparation, including a moveable island bench. The adjoining butler's pantry incorporates a laundry nook and provides a substantial amount of extra storage.

Glass sliding doors lead out to a generous front deck offering magnificent water views while the undercover side deck is ideal for all season entertaining. There is a large timber outbuilding ready to be converted into a workshop or studio, along with a remote access single garage and ample parking for the boat or caravan.

This immaculate 1169m2 allotment offers much potential, currently boasting neatly landscaped gardens and sprawling lawn areas at the front and back. West Tamar Council have indicated there is space to potentially build an

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<b>Price</b>	SOLD for \$565,000
<b>Property Type</b>	Residential
<b>Property ID</b>	428
<b>Land Area</b>	1,169 m2
<b>Floor Area</b>	122 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

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



ancillary dwelling or extra garaging in the future (STCA).

For buyer convenience a 'Pre-Purchase Building Report' has already been completed, so call Rae today on 0455 445 300 to find out more.

Annual West Tamar Council rates: \$1200.00 approx

Annual TasWater rates: \$1102.00 approx

Rental Appraisal: \$500.00 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.

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.