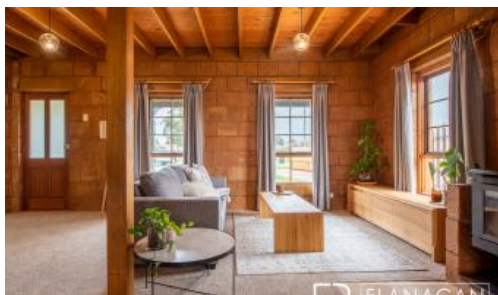


Sold



7 Banksia Gr, Perth



## Character Home with Rustic Appeal

Only fifteen minutes from Launceston CBD this impressive mudbrick and timber home is a rare find in the current market, providing comfort and space. Located in a quiet cul-de-sac, the property offers a peaceful lifestyle opportunity in the ever-growing township of Perth.

The unique floorplan here presents numerous options for occupants, with two bedrooms downstairs (both with built-ins) and an expansive timber top level with a stunning cathedral style ceiling. This upstairs area has a huge amount of potential and could be used as either a luxurious master suite, second living room or consider splitting into two separate spaces.

Downstairs no expense has been spared in the fully renovated kitchen which offers brand new appliances, including an integrated dishwasher, and an abundance of clever storage solutions throughout. The spacious freshly carpeted living area is the central heart of the house and there is a quality wood heater to warm the home efficiently. The slate floored bathroom has been neatly updated and includes a shower, corner bath, vanity and toilet.

The back door leads out from the laundry room to a flat grassy backyard, complete with a small garden shed and a freestanding undercover alfresco area, ideal for entertaining family and friends. The back of this expansive block is

3 1 3 743 m2

**Price** SOLD for \$565,000

**Property Type** Residential

**Property ID** 449

**Land Area** 743 m2

**Floor Area** 148 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



fully fenced with loads of space for children and pets to play safely.

There is a substantial single garage/workshop with plenty of extra driveway parking for the boat or caravan. The land size may allow for the construction of an ancillary dwelling (granny flat) subject to approval from the Northern Midlands Council.

A Pre-Sale Building Inspection has already been completed for buyer convenience and this is a solid home not to be missed. Call Rae today 0455 445 300 to find out more.

Northern Midlands Council annual rates: \$1130.00 approx

TasWater rates: \$1354.52

Rental Appraisal Spark Property Management: \$520 – \$550 per week

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.