



38 Cleghorn Ave, Riverside



Immaculate Home with Immaculate Garden

This beautifully presented, single storey home is conveniently located only 15 minutes from Launceston CBD, and within walking distance to the Riverside shopping centre, schools and golf course. The considerable sized block offers a magnificent established garden, while the house itself has the low maintenance feel of a villa unit, ideal for those looking to downsize.

Built in 1994 the floorplan here is simple but highly practical with each room flowing nicely into another. The renovated kitchen is at the centre of the home and has ample bench space and some clever storage solutions. There are two open plan living areas, with every window presenting a beautiful leafy outlook to a garden that has been tended to with pride. This is a perfect home for the avid green thumb.

The three double bedrooms offer floor to ceiling built-ins and there are quality window furnishings, floor coverings and light fittings throughout. The original dual access bathroom is immaculate, offering both a bath and a shower, underfloor heating and there is the convenience of a separate toilet.

A spacious laundry room is located at the back of the house and has the inclusion of a second toilet and excellent storage. Extra security is also on offer here with an existing alarm system in place.

3 1 3 773 m2

Price	SOLD for \$628,000
Property Type	Residential
Property ID	459
Land Area	773 m2
Floor Area	131 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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



Take a wander out the back door to a private paved courtyard ideal for entertaining friends, along with a vegetable patch, flat lawn areas and a garden shed. There is a double garage/workshop with remote access and plenty of built-in shelving, plus a driveway wide enough to allow space for the boat or caravan.

It is rare to find such a wonderful lifestyle property in this price bracket so give Rae a call today on 0455 445 300 to find out more.

Annual West Tamar Council Rates - \$1,668.45

Annual Taswater Rates \$905.00 + usage

Rental Appraisal - Property Wise Launceston - \$530.00-\$580.00 per week.

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