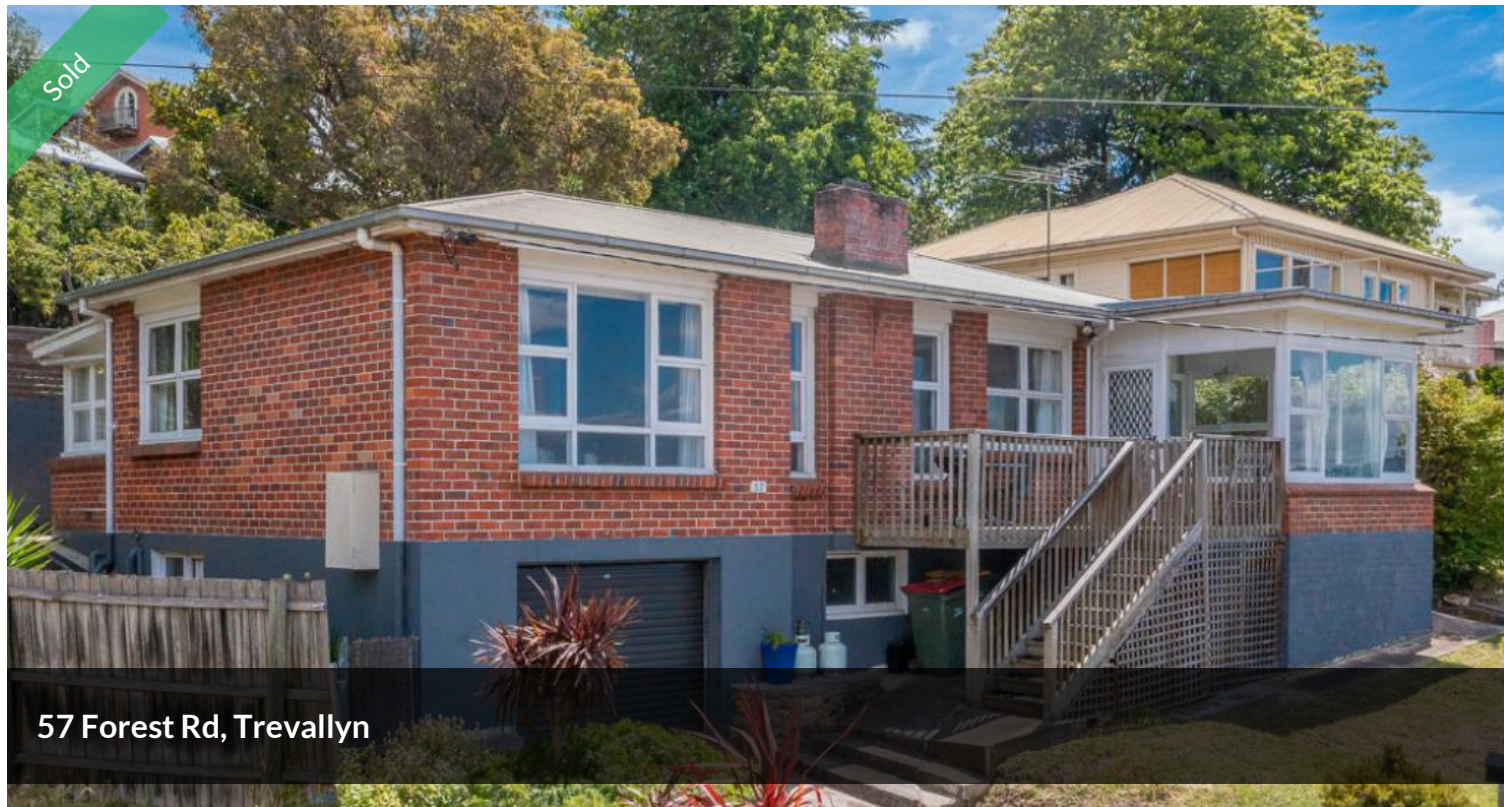


Sold



57 Forest Rd, Trevallyn



Calling Investors and First Home Buyers

4 1 2 572 m2

Currently leased until mid-July this solid, neatly presented property is a rare find in this price bracket. Offering comfortable living and convenience in the popular suburb of Trevallyn, buyers will be impressed by the stunning views and the flexible floorplan which presents numerous options to the occupants.

Price SOLD for \$545,000

Property Type Residential

Property ID 463

Land Area 572 m2

Floor Area 158 m2

The bright, front sunroom has three walls of glass and would be a perfect indoor plant conservatory. This space opens into a lounge room which leads off to the kitchen, a central hallway and the master bedroom offering a substantial walk in robe.

Agent Details

Rae Smith - 0455 445 300

The contemporary central kitchen is undoubtedly the biggest drawcard, with stainless appliances, plenty of storage and the convenience of a breakfast bar. There is space for a large dining table and a lovely outlook from every front window.

Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



The second and third double bedrooms have mirrored built-ins, while the more

compact fourth bedroom and study space at the back of the house is part of a previous extension. The bathroom will need future updating but is still functional with a shower over bath, and there is a separate toilet and walk through laundry.

Head out the back door and up a few steps, there is a large, level backyard sitting discreetly above a large retaining wall. There is lawn and some nice established trees making this area perfect for kids to play and for entertaining friends. Underneath the house, there is a remote access single garage which extends to a separate, powered workshop and handy extra storage spaces. Furniture and white goods negotiable.

Pre-sale building inspection report already completed for buyer convenience.

This is one not to be missed. Give Rae a call today on 0455 445 300 to find out more.

2023 Market Appraisal \$550-\$600 per week (Property Wise Launceston).

Currently rented at \$450.00 per week by a private arrangement.

West Tamar Council annual rates \$1732.00 approx.

Taswater annual rates \$1072.00 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.