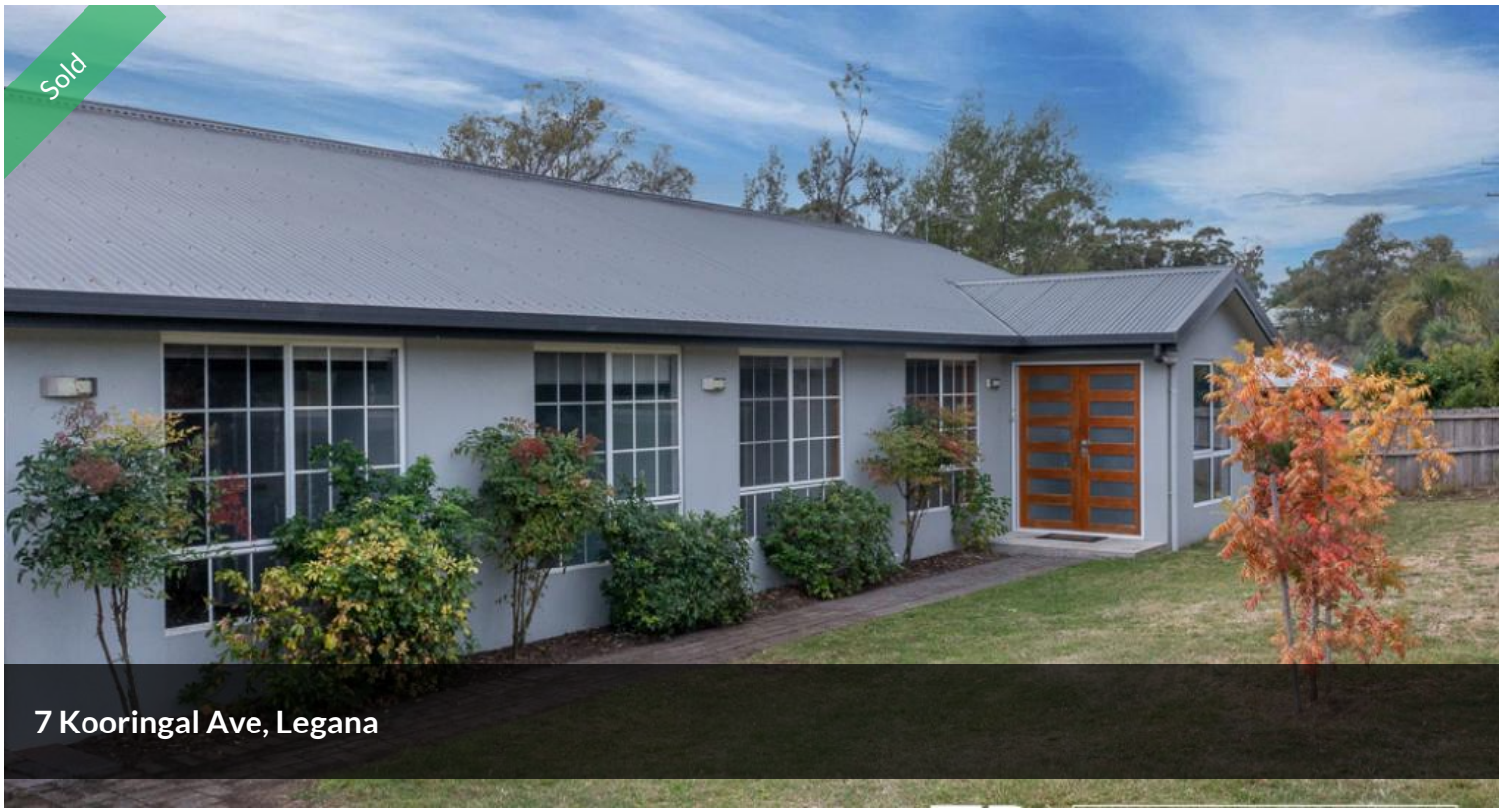








Family Home with Freestanding Rumpus

5 2 2 1,283m2

This impressive 1990 home is set on an expansive block and would be a perfect match for a growing family keen to live in Legana. Buyers will be impressed by the back extension and inclusion of a freestanding rumpus room/workshop that was added seven years ago.

The floorplan configuration here is unique with two separate living areas, including a vastly spacious lounge room that includes the kitchen and dining area. The five bedrooms (or four plus a study) all lead off a long hallway that flows across the centre of the home. Other than the master bedroom, the other four bedrooms (with built-ins) are quite compact and would best suit younger children.

The garage has internal access into the hallway and could potentially be converted into another living area (STCA). It is fully lined, powered and has a separate entry door. This well insulated home is heated and cooled by a reverse cycle ducted system, along with floor heat in some zones.

Glass sliding doors lead out from the lounge to a back timber deck, an ideal spot for hosting friends, while the fully fenced flat backyard has plenty of lawn and some fruit trees. There is a freestanding rumpus room/workshop at the back of the property with both a sliding and garage roller door, a wood heater and

Price	SOLD for $630,000
Property Type	Residential
Property ID	485
Land Area	1,283 m2
Floor Area	262 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

FR FLANAGAN RESIDENTIAL

established plumbing.

For a family with more than one vehicle this property is ideal, offering the convenience of the remote access single garage, along with plenty of front lawn to create extra parking bays or garaging if needed for the boat or caravan (STCA).

A ‘Pre-Sale Building Inspection Report’ has already been completed for buyer convenience.

This is a rare find in Legana at this price point so call Rae today to find out more on 0455 445 300.

Rental appraisal by Property Wise - $650.00 per week

Annual West Tamar Council Rates - $1,899.84 (approx)

Annual TasWater Rates - $1,164.52 + usage (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.