

Sold



17 Wongarra Ave, Legana



## Ideal Family Home in Ideal Location

Built in 2002 this neatly presented brick and tile home would ideally suit a growing family or a savvy buyer, keen to secure property in ever popular Legana. The block size is substantial, however the house itself is easy care and provides comfortable living throughout.

The front door opens directly into a generous entry foyer which flows down into a sunken lounge room and around to the dining and kitchen area. Leading off the hallway are three double bedrooms (all with built-ins) along with the main bathroom with corner spa. An added bonus is the centrally located multipurpose room that could be utilised as an office or fourth bedroom.

The original timber kitchen and both bathrooms are spacious and functional and there have been some valuable improvements made for year-round comfort in the home. These include quality carpet, a heat transfer system and an efficient wood heater. A large laundry, separate toilet and ensuite off the master bedroom complete the interior picture here.

Glass sliding doors lead outside to a neat deck area and expansive, fully fenced backyard.

For occupants with more than one vehicle this property is ideal, with the convenience of the double carport plus plenty of extra driveway parking.

3 2 2 891 m<sup>2</sup>

**Price** SOLD for \$620,000

**Property Type** Residential

**Property ID** 495

**Land Area** 891 m<sup>2</sup>

**Floor Area** 181 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



The location of this property is a major drawcard within walking distance to Legana Grove Shopping Centre and all local services.

Contact Rae today to find out more on 0455 445 300.

Annual West Tamar Council Rates - approx. \$1,771.27 per annum

Annual TasWater Rates - approx. \$1,072.40 per annum

Rental Appraisal (Property Wise Launceston) - \$520.00-\$560.00 per week

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