







SO MUCH MORE THAN MEETS THE EYE

This impressive family home is a rare find in the current market offering space, comfort and convenience in a peaceful neighbourhood. Misleading from the street, there is so much on offer here, with a split-level floorplan allowing occupants plenty of options.

The top section of the house has been immaculately updated with beautiful river views from all front windows. Sitting at the heart of the home is the newly renovated kitchen offering quality appliances and clever storage solutions. The kitchen flows into a good size dining area, while the adjoining lounge room has the benefit of both electric and wood heating, allowing for year round comfort.

The main bathroom has also been nicely renovated with a spa bath, shower and vanity plus the added convenience of a separate toilet. The three bedrooms are located upstairs, while downstairs there is an impressive multipurpose space. This area has undergone a complete transformation and now includes a quiet library nook, study or second living room, a spacious bathroom and possible extra bedroom. There is also the benefit of a sizeable laundry, a large workshop with shelved storage and internal access to a single remote garage.

At the rear of the home is an expansive undercover deck perfect for year-round entertaining with family and friends. The substantial block size and side access

3 2 2 822m2

Price	SOLD for $580,000
Property Type	Residential
Property ID	507
Land Area	822 m2
Floor Area	250 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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would potentially allow for a 60m2 ancillary dwelling (granny flat/studio) to be built at the back of the house (STCA). To complete the outdoor picture there are two sheds, a fenced vegetable garden, a variety of fruit trees and space for children and pets to play safely in the fully fenced backyard.

This home is only a stone's throw from the Australian Maritime College, TasTAFE Alanvale campus and a ten-minute drive into Launceston CBD. 30 Julie Crescent is a quality property not to be missed, so contact Rae today to find out more.

Annual Launceston City Council rates $1,620.00 approx.

Annual Taswater rates $805.00 approx. + usage

Weekly Rental Appraisal Property Wise $520.00-$550.00

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.

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