



## CALLING ALL BUYERS WANTING SPACE AND SUNLIGHT

This beautifully presented property is a rare find in this price bracket, offering separate zones of comfortable living in the ever-popular suburb of Riverside.

On entering the home, buyers will be impressed by the lovely outlook and abundance of natural light in every room. With fresh paint throughout, this spacious home would ideally suit multiple occupants wanting room to move.

The unique floor plan would accommodate different lifestyles with four bedrooms upstairs, a separate study and two bathrooms, plus a downstairs rumpus area (or fifth bedroom) with separate access.

A striking open plan living room at the front of the house flows into the adjoining dining and kitchen area, making it an ideal central hub to entertain family and friends. Separate to the kitchen is an expansive lounge room, perfect for the kids to watch TV or for adults to relax with the door shut.

The main bedroom has a nicely renovated ensuite with shower, toilet and vanity, while the main bathroom has the inclusion of a deep soaking bathtub. All of the bedrooms are a good size, with three of the four having the convenience of built-in robes.

The updated kitchen is undoubtedly the heart of the home, with quality stainless appliances (brand new stove and range hood), plenty of storage and

🛏 4 🚿 2 🚿 2 📏 1,012 m2

**Price** Offers Over \$599,000

**Property Type** Residential

**Property ID** 583

**Land Area** 1,012 m2

**Floor Area** 181 m2

### Inspection Times

Sat 26 Apr, 9:30 AM - 10:30 AM

Sun 27 Apr, 9:30 AM - 10:30 AM

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



the convenience of a central breakfast bar.

The back area can be accessed from the separate laundry and leads out to a paved courtyard. Up a few steps there is an impressive split-level backyard complete with raised garden beds, established trees and plants and a garden shed. At the top of the block is a level lawn area ideal for a trampoline or backyard cricket - not to mention the most amazing view across the rooftop.

There is plenty of space for off street parking, along with a substantial sized workshop and extra storage located underneath the house. For buyer convenience a Pre-Sale Building Inspection Report has already been completed.

This property is bound to generate plenty of interest so call Rae today 0455 445 300 to find out more.

Annual West Tamar Council Rates \$2,833.84

Annual Taswater \$1,148.80

Rental Appraisal \$580-\$630 per week (Property Wise, Launceston)

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.