







EXCELLENT HOME, EXCELLENT VALUE

4 2 2 1,012m2

Offering a truly unique room configuration, this expansive Riverside home is a rare find in this price bracket, with the convenience of separate living zones - perfect for multiple occupants wanting space and privacy.

Whether it be accommodating a growing family, a group of friends wanting a cool share house or needing space to run a small business, this property ticks all the boxes. There are four double bedrooms upstairs plus a separate study/nursery and two bathrooms. Downstairs has been converted from an original garage, allowing for a possible fifth bedroom, art/photography studio or teen retreat with separate access.

The impressive open plan living room at the front of the house is sunlit and has beautiful views across Windsor Park to the Tamar River and mountains beyond. This area flows into the adjoining dining and kitchen area, making it an ideal central hub to entertain family and friends.

The kitchen is undoubtedly the heart of the home, with quality stainless appliances (brand new stove and rangehood plus fridge included), plenty of storage and the convenience of a central breakfast bar. Separate to the kitchen is a huge lounge room perfect for the kids to have their own space to watch

Price	SOLD for $610,000
Property Type	Residential
Property ID	583
Land Area	1,012 m2
Floor Area	181 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
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Netflix.

The main bedroom has a lovely ensuite with shower, toilet and vanity, while the main bathroom has the excellent 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 back area can be accessed from the separate laundry and leads out to a paved courtyard. Up a few timber 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 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.

Contact 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.

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