

Sold



Unit 5/86 Cherry Rd, Trevallyn



Neat as a Pin in Trevallyn

Discreetly located in the 'Lloyd's Close' complex, this impressive three-bedroom unit is only a short drive to the Launceston CBD plus both Trevallyn and Riverside shopping precincts. The land size here is considerable, while the dwelling itself is low maintenance with excellent further upgrade potential.

Built in 1999 this property has genuine structural integrity and a 'Pre-Sale Building Inspection Report' has already been completed for buyer convenience. The floorplan here is highly practical, with quality inclusions such as fresh paint, floor coverings, light fittings and other fixtures throughout.

Every room has a high level of comfort due to quality carpet under foot and all-day sun streaming through the large windows. The spacious lounge has the recent addition of a brand-new reverse cycle split system and this area flows around to an open plan dining space and kitchen alcove. The original kitchen remains highly functional, while also presenting a perfect 'first time' renovation project to the next occupants.

The three double bedrooms are unexpectedly spacious and all offer floor to ceiling built-ins. The centrally located bathroom has both a bath and a shower, and there is the added convenience of a separate toilet and good size laundry.

Out a sliding door the expansive yard has space to potentially build a large shed/

3 1 1 607 m2

Price	SOLD for \$470,500
Property Type	Residential
Property ID	584
Land Area	607 m2
Floor Area	95 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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



extra garaging (STCA) or aim to become more self-sufficient by growing a substantial vegetable garden and planting lots of fruit trees. The backyard is fully fenced, allowing for children and pets to play safely, and there is also a small garden shed providing extra storage.

5/86 Cherry Road is a very rare find in this price bracket so give Rae a call today on 0455 445 300 to find out more.

Annual Taswater Rates \$1,278.16 + usage

Annual West Tamar Council Rate \$1,722.36

Annual Strata Levies - \$1,024.00

Rental Appraisal (Property Wise, Launceston) - \$480.00-\$510.00 per week

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