

Under Contract



15 Annears Rd, Blackwall



## Your Private Retreat with Sweeping River Views

Wake up each morning to magnificent views of the Tamar River and the mountains beyond, all from the comfort of your living room. This stunning three bedroom, two bathroom residence is not just a house, it's a lifestyle.

Designed and built in 2012, with only one owner since, the home embraces light and space with its contemporary open-plan design. Floor to ceiling glass captures the ever-changing outlook, while polished timber floors add warmth and elegance. Every detail has been crafted to combine style with ease, creating a home that is as low-maintenance as it is inviting.

This home is one that offers warmth in every room, either from the sun streaming in or the quality reverse cycle split system. The recent inclusion of solar panels has proved to be absolute asset with power bills being in credit most of the time.

Entertaining is effortless here, whether you're hosting friends on the deck with the river as your backdrop, or simply enjoying a quiet evening surrounded by nature. A large double garage with workshop, and extra parking provide all the space you need for hobbies, storage, or your boat and caravan, making this property perfect for both relaxation and adventure.

Just a stone's throw to Exeter and 25-minute drive to Launceston's CBD, you

3 2 4 800 m2

**Price** Offers Over \$895,000

**Property Type** Residential

**Property ID** 598

**Land Area** 800 m2

**Floor Area** 208 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



can enjoy the peace and privacy of riverfront living without sacrificing convenience. This is a rare opportunity to secure a home that offers both modern comfort and a truly enviable lifestyle.

A Pre-Sale Building Report has already been completed for buyer convenience so contact Rae to find out more today.

- West Tamar Council Rates \$1,617.11
- TasWater Rates \$1,189.00 + usage
- Rental Appraisal \$650 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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