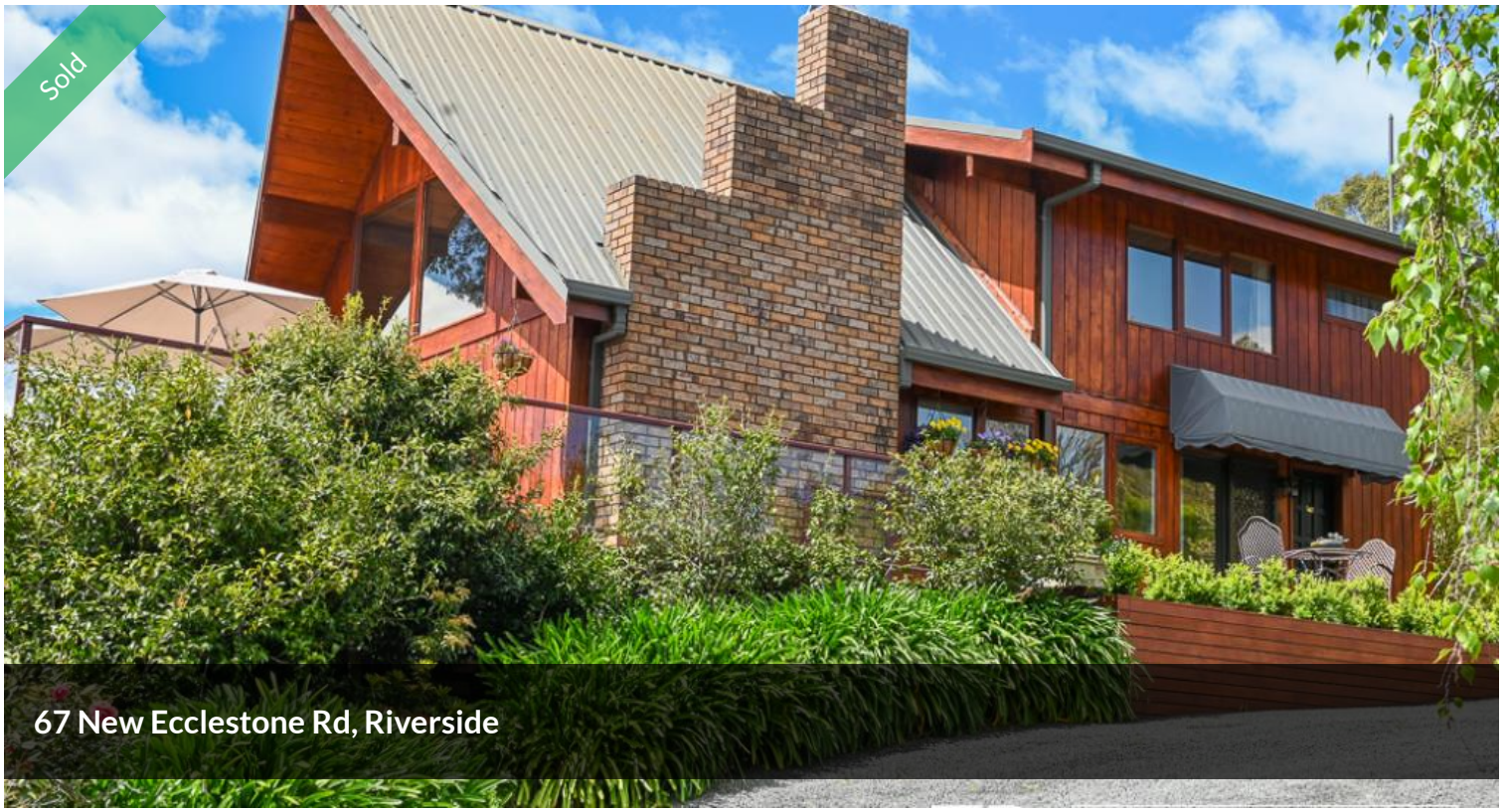








Your Private, Peaceful and Convenient Sanctuary!

5 2 4 1.36ha

Imported from Canada, this picture-perfect Cedar family home offers warmth and comfort with its variety of rich timbers but with all the modern conveniences that you'd expect. The property is situated on 1.357 hectares of suburban paradise in this highly prized pocket of Riverside. The natural bush setting is an absolute delight to wander through and is also home to a large range of local flora, fauna and bird species.

For garden lovers the immaculate gardens feature Grevilleas, Callistemons, Banksias, Hakeas, Proteas and Leucadendron's that provide a goodly food supply and 'apartment accommodation' to the local wildlife and the many bird species. In addition, Magnolias, Camellias, Deciduous Trees and some cottage plantings are there to be enjoyed.

The highly thought-out floorplan works very well for families and provides lots of living space which includes a separate parents retreat or mezzanine area with a beautiful living space overlooking the main living area, a bedroom with built-in robes, an ensuite and a Juliette balcony. The main living area on the ground level has a vaulted ceiling, open fireplace and access onto the expansive 74 sq m front deck where those amazing views are on show. This deck area also wraps

Price	SOLD
Property Type	Residential
Property ID	607
Land Area	1.36 ha

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around the side of the house along to the front door. Imagine having the piano playing as you entertain family and friends in this breathtaking setting! Adjacent to this living area is the dining space which connects seamlessly to the modern chef equipped kitchen and island bench. It has easy access to the large family sized laundry. Completing the picture on this level are four bedrooms (three with built-in robes), the main updated bathroom and a cosy family room complete with wood heater.

The block offers plenty of additional parking, a double carport and large garden shed. There is also the possible opportunity to subdivide the property (s.t.c.a). Any new block would offer the possibility of magnificent views across the Tamar Valley. Details of statutory costs and requirements can be obtained from Planning at West Tamar Council in Riverside.

Amazingly all the above is just a few minutes away from the Riverside shopping centre, the Windsor medical centre, four schools, recreational parks and 10 minutes to the Launceston CBD. Not much left to say except you'll need to act quickly before someone else snaps up this piece of Tassie paradise!

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.