



3 South Bank, Trevallyn



## Renovator's Delight with River Views & Exciting Future Potential (STCA)

Positioned proudly atop the hill in one of Trevallyn's most sought-after pockets, this original two bedroom c1900 character home offers a rare opportunity to restore history or re-imagine the site entirely. Brimming with charm yet ready for renewal, the home awaits those with vision and creativity to bring it back to its former glory.

Set on a substantial land parcel with General Residential zoning, the property presents outstanding development potential (STCA). Explore the option to renovate and extend, re-build a dream residence, or start fresh and construct two new townhouses (STCA) to take full advantage of the elevated position and stunning river outlook.

### Key Features:

- Character-filled original home built c1900
- Two well-proportioned bedrooms
- Elevated position capturing beautiful river views
- Significant land size offering multi-dwelling potential (STCA)
- Located in an exceptional, tightly-held neighbourhood

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**Price** SOLD for \$600,000

**Property Type** Residential

**Property ID** 610

**Land Area** 762 m<sup>2</sup>

**Floor Area** 114 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



- Walk to the CBD, Trevallyn Village and the Cataract Gorge

Whether you are a renovator ready to roll up your sleeves, a developer seeking high-value potential, or a homebuyer with dreams of building something truly special, this is an opportunity not to be missed.

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

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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