

Sold



37 Freshwater Point Rd, Legana



## Spacious Family Living with Excellent Future Potential

Set on a generous, sought after corner block in the heart of ever-growing Legana, this substantial four bedroom, two bathroom home offers space, solidity and outstanding potential. Built in 2001, the home is structurally sound and extremely liveable, while presenting a terrific opportunity for cosmetic updates to add value over time.

With an impressive floorplan of approximately 190m<sup>2</sup>, the layout is ideal for families or tenants alike. Established lawns and mature trees create a private, settled feel, while the enclosed back courtyard provides a lovely outdoor retreat, with access directly off the living area.

Having performed strongly as an investment over the past four years, the property most recently achieved a weekly rental of \$635, highlighting its appeal in the local market. Parking is a standout feature, with a double garage offering internal access, plus additional off street space for a boat, caravan or extra vehicles.

37 Freshwater Point Road is within walking distance to a newly built, highly regarded primary school, cricket club and oval, medical centre and pharmacy. Enjoy easy access to the local shopping complex including Woolworths, cafés,

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**Price** SOLD for \$720,000

**Property Type** Residential

**Property ID** 622

**Land Area** 782 m<sup>2</sup>

**Floor Area** 190 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

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food outlets and tavern, all while enjoying a quiet, family-friendly neighbourhood in one of Northern Tasmania's most popular and developing regions.

West Tamar Council Rates \$2,078.39

Tas Water Rates Rates \$1,189.00 + usage

Current rental appraisal from Property Wise Launceston \$600.00 - \$650.00 per week

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