







Spacious Family Living with Excellent Future Potential

4 2 4 782m2

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 190m², 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,

Price	SOLD for $720,000
Property Type	Residential
Property ID	622
Land Area	782 m2
Floor Area	190 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

FR FLANAGAN RESIDENTIAL

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

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.