

Under Contract



19 Gorge Road, Trevallyn



## Character Offering a Self-Sufficient, Sustainable Lifestyle

Perfectly positioned in one of Launceston's most convenient pockets, this charming character home delivers the ideal blend of lifestyle, location and sustainability. Enjoy the ease of walking to the local shopping hub, quality schools and sporting facilities, with the natural beauty of the Cataract Gorge just moments away. Launceston's CBD is also only a short drive or walk, making daily living effortless while still feeling tucked away in your own private sanctuary.

Set to capture wonderful sunshine and elevated views, the home's welcoming deck is the perfect place to relax, entertain or simply soak in the outlook with your morning coffee or evening glass of wine.

Occupying an expansive 1,610sqm (approx.) established allotment, this property truly shines for those seeking a more self-sufficient lifestyle. The grounds feature an impressive mix of mature trees, shrubs, flowering plants, fruit trees and vines, along with generous space for vegetable gardens and further planting. Whether you're dreaming of growing your own produce, creating a thriving garden oasis, or simply enjoying the privacy and greenery, the foundations are already in place.

Inside, the residence offers warmth, charm and flexibility. There are four

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**Price** Offers Over \$749,000

**Property Type** Residential

**Property ID** 627

**Land Area** 1,610 m<sup>2</sup>

**Floor Area** 136 m<sup>2</sup>

### Agent Details

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generous bedrooms (one with built-in robes), a delightful sunroom filled with natural light, and a spacious main living area complete with both a heat pump and wood heater for year-round comfort. Double doors open seamlessly onto the deck, enhancing the indoor-outdoor connection. The kitchen and dining area sit adjacent to the living space, forming the heart of the home. A central bathroom, large laundry and practical rear mudroom/back porch add to the functionality.

Downstairs provides exceptional versatility, with a multipurpose room or home office, two separate workshop areas and additional under-house storage – ideal for hobbies, projects or further development (STCA).

Off-street parking is available at the front of the property, and the inclusion of solar panels and solar hot water further enhances the sustainable credentials of this much-loved home.

Rich in character and thoughtfully maintained, this special property offers its new owners not just a house, but a lifestyle defined by comfort, convenience and connection to nature. Opportunities like this are rare – book your inspection early to avoid missing out.

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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