








## A Hidden Character Gem

3 1 1 748m2

If you love the Federation style, a beautiful view, a relaxed lifestyle and being so conveniently located to everything that Trevallyn has to offer, you will find this home very appealing, enjoyable to live in and hard to resist.

Located in one of Launceston's most sought after suburbs, the home is within close proximity of reputable schools, the local cafe and grocer, the Cataract Gorge, the CBD and popular walking and bike riding tracks.

Situated on a very private terraced block featuring apple, apricot, pear and plum trees, this property is set back from the road and comes with an off street parking space.

Offering a sunny and spacious layout, 3 bedrooms, a renovated bathroom, renovated galley kitchen, lounge, dining room and a laundry with second toilet.

Heating and cooling is catered for by a wood heater and a reverse cycle air conditioner in the main living area.

The lovely upstairs partly enclosed front verandah offers morning sun and provides a great place to enjoy a coffee or a wine and entertain friends as you take in those amazing city, river and mountain views.

Call Paul Flanagan today for your private appointment to discover the charm and convenience of this well located property in Trevallyn.

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| **Price** | SOLD for $265,000 |
| **Property Type** | Residential |
| **Property ID** | 64 |
| **Land Area** | 748 m2 |
| **Floor Area** | 95 m2 |

### Agent Details

Paul Flanagan - 0408 139 862

### Office Details

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

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