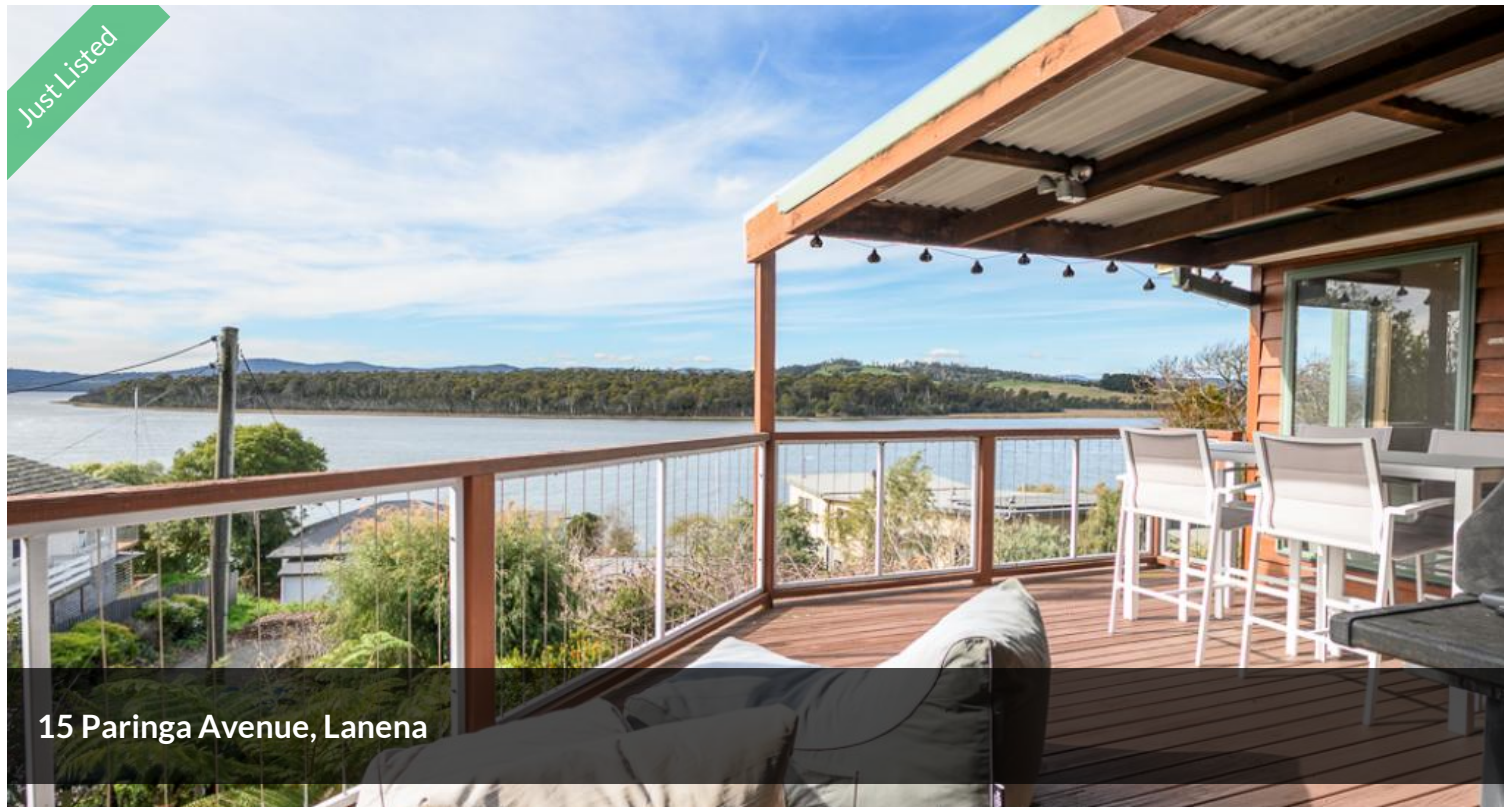


Just Listed



15 Paringa Avenue, Lanena



A Private Tamar Valley Waterfront Lifestyle

Set in a secluded and private pocket of Lanena, this magnificent waterfront property offers an exceptional opportunity to embrace a true Tamar Valley lifestyle.

Built in 1995, the home has been exceptionally well maintained, with a Pre-Sale Building Inspection Report already completed confirming its excellent structural integrity.

The living areas capture beautiful water views, with a balcony on each level providing two wonderful places to relax, entertain and enjoy the stunning, everchanging outlook.

Offering three bedrooms and two bathrooms, the home also has an outstanding bonus downstairs - a completely separate area with its own access, currently set up as guest accommodation. Perfect for visiting family and friends, a private retreat or potentially an Airbnb style income stream.

Practicality is well covered with a remote access single garage, internal access and an additional single carport.

Outside, beautifully established gardens create a private and peaceful setting, while private river access and a small jetty make the Tamar River a genuine part of everyday life.

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Price Offers Over \$895,000

Property Type Residential

Property ID 655

Land Area 832 m2

Floor Area 220 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



The property can also be sold fully furnished and equipped, making it an easy lifestyle transition.

Just a short drive to Exeter and approximately 30 minutes from Launceston CBD, this is a rare opportunity to enjoy space, privacy and waterfront living, without being too far from everything you need. A genuine Tamar Valley sea change with the river at your doorstep.

Annual West Tamar Council rates - \$2,530.81

Annual TasWater rates \$407.20 + usage. Septic for waste water.

Rental Appraisal \$570.00 - \$630.00 per week from Property Wise Launceston

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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