








## Versatile Family Living with Breathtaking Panoramic Views

5 2 3 726m2

Positioned to capture some of Riverside's most spectacular views, 70 Rannoch Avenue presents an exciting opportunity for families, extended households or savvy investors seeking space, flexibility and lifestyle.

Boasting breathtaking 180-degree panoramic views stretching from Tamar Island across to Launceston, this versatile property offers an outlook that is equally impressive by day and truly magical at night.

Designed with flexibility in mind, the home features two separate living zones, providing the perfect opportunity for families to enjoy independent living under one roof. Alternatively, live comfortably upstairs while accommodating extended family, teenagers or exploring the potential for additional rental income downstairs (stca).

The upper level offers:

- Four generous bedrooms, two featuring built-in wardrobes.
- A sunny, spacious lounge with sliding door access to the verandah, where you can relax and soak up the spectacular views.
- Modern kitchen and dining area.
- Main bathroom incorporating laundry facilities.

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| **Price** | Offers Over $749,000 |
| **Property Type** | Residential |
| **Property ID** | 667 |
| **Land Area** | 726 m2 |
| **Floor Area** | 260 m2 |

### Agent Details

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- Separate toilet.

Downstairs provides an additional living space with:

- Spacious lounge room featuring a cosy wood heater.
- One bedroom with walk-in wardrobe.
- Modern bathroom incorporating laundry facilities.
- Dining area with adjoining kitchenette.
- Access to a private rear paved courtyard, complete with a built-in brick BBQ.
- Internal access to the single garage.

Outside, the established gardens create a welcoming setting, featuring a beautiful selection of roses, mature trees, shrubs and vegetable beds. Additional off-street parking at the front of the property adds further convenience.

Located in the ever-popular suburb of Riverside, you'll enjoy easy access to local schools, sporting facilities, shopping, public transport and all the conveniences of everyday living, with Launceston's CBD just a short drive away.

Whether you're searching for a spacious family home, a property that accommodates extended family or an investment with exciting potential, 70 Rannoch Avenue is an opportunity not to be missed.

Properties offering this much versatility and such impressive views deserve your attention. Don't delay – arrange your inspection today!

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