

# 1 Walcorm Court, Riverside, Tas 7250



## House For Sale

Tuesday, 11 June 2024

1 Walcorm Court, Riverside, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 786 m2**

**Type: House**



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## Offers Over \$495,000

Situated along the Tamar River, this charming brick home at 1 Walcorm Court, affectionately known as "WALCORM," offers comfort and convenience in a highly sought-after neighbourhood. It is within walking distance to Riverside Primary and High Schools, Launceston Christian School, and just a two-minute drive to Riverside Plaza Shopping Centre. This property is ideally positioned for easy living. This welcoming home sits on a generous 786 sqm corner block, featuring a substantial 9x6 meter shed with the convenience of an electric roller door, complemented by two additional garden sheds, perfect for storage and hobbies. The residence is enhanced with 19 solar panels with its current usage in credit, blending energy efficiency with classic style. The interior of the home boasts an inviting open-plan layout that includes a kitchen, living, and dining area, designed for seamless interaction and family time. Three bedrooms ensure ample space for relaxation; the master bedroom is equipped with three built-in robes, while the other two bedrooms each have a built-in robe. Functional and thoughtful, the home includes a dedicated laundry room with rear access to an undercover area, and a bathroom with a separate bath and shower. The added convenience of a separate toilet enhances daily living. Storage needs are met with additional linen storage along the hallway. Entertaining is a delight with not one, but two undercover outdoor areas, perfect for hosting gatherings and barbecues. The property's flat, fully fenced backyard, adorned with established trees and garden beds, offers a safe and picturesque environment for children and pets to play. Additional features include a reverse cycle heat pump for those chilly evenings and a spacious garage with remote roller door, that doubles as a secure vehicle parking space or a workshop/man cave. This meticulously maintained and modernised home is more than just a house; it's a haven for families looking for quality, comfort, and convenience. Whether you're a first-time homebuyer or looking to invest, don't miss out on making this coveted Riverside property your new home. Disclaimer - We have in preparing this document used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigations.