

# 12 Delungra Road, Trevallyn, Tas 7250

 buymyplace

## Sold House

Saturday, 12 August 2023

12 Delungra Road, Trevallyn, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 665 m<sup>2</sup>

Type: House



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1300289697

## Contact agent

Phone Enquiry ID: 224137 If you are looking for the most immaculately maintained 1960's house AND garden in Trevallyn, then this is it. And the peace and quiet is second to none. This renovated, beautifully maintained, split level house has some of the best views in Launceston; you can see for miles up the Tamar River and east over Seaport, to the mountains. The house faces east and receives warming sunshine all day. You can walk to the Cataract Gorge in 10 minutes or to the famous Trevallyn Deli and shopping centre in 5 minutes. The renovated kitchen has been described as one of the most beautiful that people have seen - over 8 metres of granite benchtops in soft white-grey, including 2 waterfall ends and a cantilevered dining bench which rests on 2 spindle legs imported from Turkey. Stand at the luxurious Abey double-sink and watch the boats sailing on the river. The appliances are Miele and Smeg. The taps are gooseneck with pull-out spout. The island bench has 2 PowerPoints and 2 USB ports. All floors except the bathroom are Tassie oak, all of which have been sanded and waxed to a low sheen by a highly reputed flooring expert. NBN and battery are connected to the house. The house has 2 living areas with the large rear lounge and raked ceilings added about 2006. Both lounges and 1 bedroom have heat pumps/air con. The front lounge has a new remote-controlled gas fire that is designed to look like a woodburner. Just point and click. A gorgeous granite hearth has also been installed. Most electricals and plumbing have been updated in the past 12 months. The bathroom is large with a separate shower and long bath, and a window to the rear garden. There is also a 2nd (new) toilet next to the fully renovated, luxurious laundry. This house is suitable for families, singles or downsizers. There are only a few internal stairs, as part of the split-level construction. Window blinds, including fully automated, remote-controlled roman blinds in the front living room, have been installed as part of the renovation. All bedrooms and living areas are large and well-lit. A new skylight has also been installed in the hallway ceiling. There are 2 storage cupboards and a very large storage closet, as well as built-in wardrobes in all bedrooms. The master bedroom has a large new built-in wardrobe which cost around \$8,000. The large garage is under the house and is over 8 metres long. There is a built-in workbench at the far end. Plenty of other off-street parking too. The garden is fully established and low maintenance with hundreds and hundreds of bulbs which are budding now. There are fruit trees and a garden compost. Plumbing is also in place to install a new external water storage tank, to replace the old one which has been removed. This is a great neighbourhood with fantastic, friendly neighbours. Only 2km to nearly everything that Launceston has to offer - Bunnings, Officeworks, Spotlight, Woolies and Coles, and the city centre. NO AGENTS OR MORTGAGE BROKERS PLEASE !