

**17 Allison Avenue, Riverside, Tas 7250**



**House For Sale**

Thursday, 25 January 2024

17 Allison Avenue, Riverside, Tas 7250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 896 m2**

**Type: House**



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## Best Offers Over \$895,000

Welcome to 17 Allison Avenue, Riverside - a meticulously designed haven that seamlessly blends architectural elegance with the warmth of a well-maintained family home. This residence, cared for with devotion by its current owners, stands proudly in an elevated position, offering breathtaking panoramic views of the picturesque Tamar River, Tamar Island, and the surrounding landscapes. Step inside, and you'll discover a spacious and inviting family home, designed to accommodate the needs of every family member. The open-plan living areas, strategically positioned off the kitchen, provide the ideal space for family gatherings. The adjoining balcony, an extension of the dining area, invites you to start your day with a cup of coffee while immersing yourself in the stunning surroundings. The heart of this home is its beautiful kitchen, featuring granite bench tops, ample storage, and top-tier appliances including a 900mm oven, gas cooktop, and dishwasher. This culinary haven is as practical as it is stylish. Offering a total of 4 bedrooms, this home ensures that each family member enjoys comfort and privacy. The master suite, located at the front, boasts a walk-in robe and ensuite, while the other three bedrooms, all equipped with built-in robes, share a central family bathroom featuring a separate shower, bath, and toilet. Natural light floods the interiors, creating a bright and welcoming ambiance, complemented by the year-round comfort provided by two reverse cycle air conditioners and comfort plus windows. Convenience is key with a separate laundry, ensuring daily tasks are handled effortlessly. Step outside to a fantastic private deck, an ideal space for entertaining friends and family. The fully landscaped grounds include a veggie patch and an array of fruit trees. The rear yard is fully fenced ensuring a secure space for pets and children to explore in. The property also features a double remote garage with generous storage and internal access, providing both convenience and security. There is additional storage available with an under-deck garden storage space. Strategically located, this property is mere moments away from local schools, Riverside shopping complex, parks, and the golf course. A short drive to Launceston CBD further adds to the allure of this exceptional residence, combining comfort, style, and a prime location.

- Elevated position, capturing panoramic views;
- Spacious family home with open-plan living areas;
- Beautiful kitchen with quality appliances;
- 4 bedrooms, master suite with walk-in robe and ensuite;
- Fantastic private deck area for entertaining;
- Fully landscaped grounds with veggie patch and fruit trees;
- Double garage plus under-deck garden storage.

Year Built: 2005  
House Size: 250sqm  
Land Size: 896sqm  
Council Rates: \$2,489pa approx  
Water Rates: \$1,157pa approx  
Municipality: West Tamar Council  
School Catchments: Riverside Primary & Riverside High School  
Zoning: General Residential

Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.