

# 2 Guilford Road, Riverside, Tas 7250



## House For Sale

Monday, 3 June 2024

2 Guilford Road, Riverside, Tas 7250

**Bedrooms: 5**

**Bathrooms: 2**

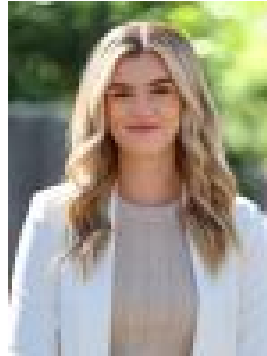
**Parkings: 3**

**Area: 668 m2**

**Type: House**



Kyle Barrett  
0492492873



Amber Cirkel  
0498831431

## Offers Over \$599,000

Welcome to 2 Guildford Road, a charming solid brick home boasting quality polished floors. Spread over two levels, this spacious residence features 5 bedrooms and 2 bathrooms, making it perfect for a growing family. The upper level includes 3 bedrooms, each with built-in wardrobes, a generous living area, dining space and kitchen. The main bathroom offers a shower and a bath, along with a separate toilet for added convenience. The northerly aspect of the residence takes advantage of favorable weather flowing through to dining and lounge areas. Stunning views of the Riverside neighborhood. Downstairs, you'll find 2 additional bedrooms, also with built-in wardrobes, and a second bathroom with a shower and toilet and a separate laundry area that leads to outside. You will also find a secure garage that provides ample parking and storage space and connects to a versatile rumpus room/downstairs living area. Prospect to convert in dual investment option to create stronger rental return. Enjoy outdoor living on the expansive deck through sliding doors from the upstairs dining area, perfect for entertaining while taking in the picturesque surrounds. The deck also offers a perfect undercover area for entertaining downstairs in the backyard. The property is equipped with a heat pumps for year-round comfort as well as some additional panel heaters in the bedrooms, and features a neat, easy to manage, secure backyard ideal for children and pets. Enjoy the convenience of being just minutes away from Riverside amenities, including Riverside High and Primary Schools, Launceston Christian School, Riverside Shopping Complex, the Launceston CBD, the highly regarded Riverside Golf Course, the local swimming pool, and public transport options. Don't miss the opportunity to make this beautiful home yours! Council Area: West Tamar Zoning: General Residential\* We have in preparing this listing used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigations.