

# 21 Freshwater Point Rd, Legana, Tas 7277



## House For Sale

Wednesday, 10 April 2024

21 Freshwater Point Rd, Legana, Tas 7277

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 892 m2**

**Type: House**



Rae Smith

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## Offers Over \$595,000

Surprisingly quiet in a convenient, central location, this beautifully presented brick and tile home would ideally suit first home buyers, a young family or retirees looking to downsize. The corner block is substantial, while the house itself is easy care and provides comfortable living throughout. The front entry leads around into a cosy lounge room that could be well utilised as a business waiting room. Off the hallway are three double bedrooms (all with built-ins) along with the bathroom and a separate toilet. The floorplan here is unique and would allow occupants the option of potentially living and working under the same roof. A functional timber kitchen is at the heart of the home with quality stainless appliances and plenty of storage. The open plan dining area and adjoining living room are sunlit all day and are peaceful spots to relax with a cuppa. Valuable improvements ensure year round comfort at 21 Freshwater Point Road, including brand new carpet, a quality heat transfer system, reverse cycle heatpump and an efficient wood heater. Glass sliding doors lead out to an expansive, fully fenced yard perfect for kids and pets to play safely. There is also a fantastic entertainment area with a fixed outdoor kitchen, comprising a pizza oven and hooded barbeque, both being included in the sale. The remote access garage allows for secure parking for one car, while there is space for another three vehicles plus a boat or caravan. The two sheds, a glass house and raised garden beds will appeal to a buyer keen to become a little more self-sufficient. The location of this property is a major drawcard, literally positioned across the road from Legana Grove Shopping Centre, medical clinics and all other services. This is one not to be missed so contact Rae today to find out more on 0455 445 300. Annual West Tamar Council Rates \$1,728.00 Annual TasWater Rates \$1,172.00 + usage Rental Appraisal (Property Wise Launceston) \$550.00 per week Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided. Property Code: 530