

252 Leighlands Road, Evandale, Tas 7212



House For Sale

Wednesday, 8 November 2023

252 Leighlands Road, Evandale, Tas 7212

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 7464 m2

Type: House



Georgie Roberts
0363344299



Ellie Reading
0363344299

\$1,200,000 - \$1,250,000

Nestled on a generous 7,464m² lot, this idyllic lifestyle property at 252 Leighlands Road offers the perfect blend of space, tranquility, and convenience. With stunning river frontage and just 15 minutes from Launceston, you'll enjoy the best of both worlds: a peaceful retreat with easy access to the city. This charming 4-bedroom, 2-bathroom home exudes character and warmth. This home offers a lovely kitchen with ample storage space and modern appliances. One of the bathrooms has been recently renovated, and there's potential to add a third bathroom upstairs, providing flexibility and comfort for your family. The spacious living areas, one of which has been recently added, provide ample room for relaxation and entertaining. Gather around the fireplace on a cozy winter evening or step outside to the sprawling grounds and take in the natural beauty. You'll fall in love with the picturesque views that greet you! The property boasts a stunning outlook, making it an ideal place to unwind and enjoy the serenity of the surrounding landscape. With access to the river, ideal for keen fishermen and children to swim or simply relax beside. The addition of a vegetable garden allows you to grow your own fresh produce, adding to the self-sustaining charm of this property. Imagine harvesting your own organic vegetables right in your backyard. What's more, the property is equipped with solar panels, reducing your environmental footprint and saving on energy costs. Enjoy the benefits of eco-friendly living and lower utility bills. For those who enjoy tinkering or need storage space, the carport and garaging provide excellent options for your vehicles and equipment. Further features:

- Lots of storage space;
- Wood heater with heat pumps;
- Separate laundry;
- Double glazing throughout.

Located just two minutes away from the popular township of Evandale, you'll have easy access to great pubs, schools, and local shops. It's the perfect location for a family looking to escape the hustle and bustle of the city while still enjoying the conveniences of suburban life. With ample space for the children to play and have many pets don't miss the opportunity to make this fantastic property your new family home. House Size: 223m² Land Size: 7,464m² Municipality: Northern Midlands Council School Catchments: Evandale Primary & Kings Meadows High School Zoning: Rural Resource 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.