

# 255 Relbia Road, Relbia, Tas 7258

## Sold House

Friday, 1 September 2023

255 Relbia Road, Relbia, Tas 7258

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 12**

**Area: 4047 m2**

**Type: House**



David Hernyk  
0363379700

**\$800,000**

Discover this modernised 3-bedroom brick home situated amidst the picturesque rolling hills of Relbia. The residence occupies a generous acre of land adorned with well-established gardens and boasts an impressive, quality built 6-bay shed. Positioned just a stone's throw away from the bustling shopping hub of Kings Meadows and the CBD 13min/ under 10km drive. Embrace the serenity of rural surroundings and breathtaking farmland views as you step into this solid, brick-built home. Recent stylish updates have transformed it into an inviting space adorned with modern touches. The thoughtfully designed layout offers functionality and efficiency, catering perfectly to young families or retirees eager to enjoy the surroundings. It would take an extension, alfresco or both quite easily, subject to the normal approvals. In fact, the owner has had them drawn and would include them for you. The modern open-plan kitchen has newer appliances installed with a crisp white finish and abundant storage. This seamlessly flows into a secondary dining area, extra lounge room or perhaps work from home office overlooking that beautiful rural setting. Three spacious double bedrooms, all equipped with built-in wardrobes, accompanied by a central bathroom featuring a separate toilet. The home is equipped with new reverse-cycle air conditioning, heat pump hot water, LED lighting, wiring, switches, power board and solar power, ensuring both comfort and sustainability for years to come. At the rear, under the residence, you'll discover a fully equipped garage designed for modern convenience. It not only accommodates a workshop and laundry area, it has also been upgraded to include an EV Fast charger. In addition to its practical features, the garage offers ample under-house storage, providing you with the perfect blend of functionality and versatility. Notably, your storage needs for all your belongings will be met, thanks to the impressive 6-bay garage that includes extra hard stand space for parking boats or caravans. Tall enough for a hoist, blanket insulation, high bay LED's and a fully equipped and insulated office with air conditioning. Run your business from here, perfect for home gym or creative studio. With abundant space for outdoor gatherings and a secure yard both front and back for children to play in, this residence embodies the essence of a dream home. Offering the joys of rural living while remaining conveniently close to amenities, this property defines an unparalleled lifestyle. Council rates: \$2,000 p.a. Water rates: \$800 p.a. Rental Estimate: Up To \$480 Per Week Building size: 125m<sup>2</sup> Garage size: 147m<sup>2</sup> Land size: 4,047m<sup>2</sup> Year built: 1973\*\*Harcourts Launceston 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. All measurements are approximate.