

2b Johanna Court, Trevallyn, Tas 7250



House For Sale

Friday, 19 April 2024

2b Johanna Court, Trevallyn, Tas 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 450 m2

Type: House



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Best Offers Over \$665,000

Welcome to 2b Johanna Court, Trevallyn, where modernity meets tranquillity in this beautifully maintained townhouse. Nestled among other great homes within a quiet cul-de-sac, you are sure to fall in love from the moment you enter. This well-designed residence reveals a sophisticated approach to easy-care living, greeting you with open spaces that allow the home to flood with natural light. Step into the spacious open plan living area, seamlessly joined to the stylish kitchen, which serves as the centrepiece of this living space. Boasting ample space and storage, along with quality appliances including a dishwasher, the kitchen is perfect for both culinary adventures and casual gatherings. Direct access from the kitchen leads you to the large deck pavilion, a fantastic space to enjoy with friends and family, offering the ideal setting for outdoor entertaining. This abode comprises three bedrooms, all featuring built-in robes for convenient storage. The master room is drenched in natural light and offers direct access onto the outdoor deck, providing a peaceful retreat. The remaining two spacious bedrooms are positioned on the lower floor, offering comfortable accommodation for family or guests. The home features two bathrooms, both with separate showers, ensuring convenience and privacy for all residents. Additional comforts include a reverse cycle air conditioning system for year-round comfort and a European laundry for added convenience. Outside, the home boasts a fully fenced, low-maintenance landscaped yard, providing great privacy and a delightful space for relaxation or play. Parking is made easy with a single carport plus an additional parking space. Conveniently located just a 5-minute drive from the vibrant Trevallyn shopping precinct, primary school, and the picturesque Cataract Gorge and the Trevallyn Nature Recreation Area, this home offers the best of both worlds. Another 5 minutes and you'll find yourself in the heart of Launceston CBD, where endless options and conveniences await. Don't miss out on this opportunity to embrace modern living at its finest.

- Modern townhouse in great location;
- 3 bedrooms, 2 bathrooms;
- Fantastic outlooks;
- Rooms bathed in natural light;
- Fantastic outdoor entertaining area;
- Fully fenced rear yard;
- Gutter guards for added convenience.

Year Built: 2008
House Size: 135sqm
Land Size: 450sqm
Council Rates: \$2,259pa approx
Water Rates: \$1,108pa approx
Strata insurance: \$1,000 per year
Municipality: West Tamar Council
School Catchments: Trevallyn Primary School

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.