

# 36 Broadview Crescent, Trevallyn, Tas 7250

## House For Sale

Tuesday, 16 January 2024

36 Broadview Crescent, Trevallyn, Tas 7250

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 626 m2

Type: House



Jeremy Wilkinson  
0363379700



Navjot Nav Kaur  
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**\$765,000 - \$795,000**

This flawlessly renovated home boasts four bedrooms and three bathrooms, presenting an immaculate living space ready for immediate occupancy. Alternatively, it serves as an excellent investment for Airbnb. Revel in breathtaking views of the city and Tamar River from the expansive deck, designed for entertaining family and friends while maximizing the northerly aspect. The smart layout offers a three-bedroom/two-bathroom residence on the first floor and an enchanting, fully self-contained unit on the lower level. The possibilities are abundant, catering to various rental options or accommodating the extended family. With stylish renovations showcasing splendid kitchens and bathrooms, adorned with light and bright neutral tones and featuring quality fittings throughout, there's truly nothing left to do here. Features:

- A beautiful, fully renovated brick home
- 3 Bedrooms/2 bathrooms on 1st level and fully self-contained unit under
- Option for 2nd income (upstairs or downstairs) or whole house Airbnb or longer term rental
- Four double bedrooms (3 with built in wardrobes)
- Master bedroom offers built-in wardrobes and stylish ensuite with rainfall shower
- Light and bright, sunny living areas, neutral tones & quality fixtures throughout
- New kitchen features views, loads of bench space & dishwasher
- Magnificent bathroom with a luxurious deep freestanding bath, rainfall shower
- Comfort of reverse cycle air conditioning (2 units - 1 on each level)
- Off-street parking, garden shed
- Enjoy a 15 minute walk or quick 3 minute drive to the spectacular Cataract Gorge
- Within walking distance to the very popular Trevallyn Shopping Village
- Excellent proximity to both private and public schools, including Trevallyn Primary
- Short drive to the Riverside Shopping Plaza and Launceston CBD

Contact Jeremy Wilkinson & Nav Kaur for further information or an inspection time. Airbnb income: \$50,000 pa approx. (Launceston City Council approval) Rental estimate: Up to \$680 pw (12 mth lease) Built: 1985 (fully renovated recently) Council rates: \$1,980 p/a approx. Heritage listed: No House size: 147 sqm Deck size: 61 sqm Land size: 626 sqm Rental estimate Up to \$680 pw (fixed term) Zoning: General Residential \*\*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\*\*