

38 Rosevears Drive, Lanena, Tas 7275



Sold House

Wednesday, 4 October 2023

38 Rosevears Drive, Lanena, Tas 7275

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 1978 m2

Type: House



Tanya Meneghetti
0363943366



Vaughan Rose
0418508358

\$715,000

OFFERS CLOSE 12noon MONDAY 16th OCTOBER. Welcome to your private oasis in the serene township of Lanena. Nestled along the picturesque Tamar River, this charming brick home, built in 1968, offers a delightful blend of comfort, space, and captivating views. From its well-maintained interior to the lush gardens bursting with colour, this property is a haven for those seeking a tranquil lifestyle.

- Land Size: A generous 1,978 square meters of land, offering room to roam, garden, and enjoy the great outdoors.
- House Size: A spacious 130 square metres of living space, thoughtfully designed for comfort and functionality.
- Bedrooms: Three cozy bedrooms provide comfortable retreats for the entire family.
- Bathroom: A well-appointed bathroom meets your daily needs.
- Sunroom: An inviting sunroom bathes in natural light, offering a perfect spot to unwind and take in the views.
- Open Plan Living: The open-plan kitchen and dining area are the heart of the home, where cherished family moments and delicious meals are created.
- Balcony Views: A balcony overlooking the majestic Tamar River provides a breathtaking backdrop for your daily life.
- Waterfront Living: Embrace the beauty of waterfront living with your private jetty, ideal for boating, fishing, or simply enjoying the serene waterside ambiance.
- Outdoor Entertaining: A small undercover BBQ area invites gatherings with family and friends while enjoying the riverside breeze.
- Parking: The property offers convenient parking with a carport and a garage.
- Home Comforts: Westinghouse appliances, a wood heater, and insulated ceilings ensure year-round comfort.
- Solar Panels: Save on energy costs with 16 solar panels.
- Utilities: Enjoy the convenience of town water and a septic tank system.
- Access: The sealed driveway ensures easy access to your tranquil retreat.
- Gardens and Fruit Trees: Established gardens brimming with colour and a variety of fruit trees create a scenic and productive landscape.
- Storage: Under-house storage provides ample space for your belongings.
- Workshop: A powered workshop is perfect for DIY projects and hobbies.
- Proximity to Amenities: Just a short 3-minute drive away, the amenities of Exeter await. Here, you'll find primary and high schools, medical services, supermarkets, hardware stores, and more. Legana is a short 7 minute drive with Launceston CBD being a comfortable 22 minute commute.

This unique property offers not only a comfortable and charming home but also the tranquillity of waterfront living. Wake up to stunning river views, enjoy the fruits of your lush gardens, and unwind in the peaceful ambiance of Lanena. Your dream lifestyle begins here. Contact us today to experience the magic of this riverside retreat.

Rates: \$1,920 / Annum
Water: \$440 / Annum
Rent: \$500 / Week

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.