

# 72/12 Casino Rise, Prospect Vale, Tas 7250

## Unit For Sale

Tuesday, 14 November 2023

72/12 Casino Rise, Prospect Vale, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 195 m2**

**Type: Unit**



Jeremy Wilkinson  
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Navjot Nav Kaur  
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## Best Offer Over \$695,000

Discover luxury living at its finest with this architecturally designed 195 sqm home located on the edge of the prestigious Country Club Golf Course, soon to be a world championship standard. Enjoy the freedom to embrace the vibrant lifestyle of the Over 55's Residential Village and the security of owning your own home, with a range of activities including the pool at your fingertips. This elegant residence boasts striking ceiling pitches, quality finishes and abundant natural light streaming through extensive glazing and high ceilings. The open-plan designer kitchen showcases Granite benchtops, integrated dishwasher and a walk-in pantry. Retreat to the sunny master bedroom, with sliding doors leading to the alfresco area, a walk-in robe and a stylish ensuite with a rainfall shower. In total, there are three spacious double bedrooms, all equipped with built-in wardrobes and a modern main bathroom also featuring Granite benchtops and a stone basin. This home is designed for the future, with wheelchair-friendly features such as wide doorways and roll-in showers. Additional highlights include large quality tiles, double glazing, gas hot water, reverse cycle air conditioning and a remote-controlled double garage with internal access. The easily accessible, flat block offers a choice of lovely courtyards with established gardens, making maintenance a breeze. Don't miss the opportunity to call this beautiful property your home.

**Key Features:**

- A spacious 195 sqm home set on the edge of Country Club Golf Course, soon to be world championship standard.
- You can be as involved as you like in the various activities of this Over 55's Residential Village eg, pool & BBQ facilities
- Architecturally designed, featuring striking ceiling pitches & quality finishes
- Located in highly sought-after Prospect Vale adjacent Country Club Villas & restaurant
- Fantastic 22 sqm alfresco area with permanent awning overlooking the golf course
- Stunning open-plan designer kitchen features Granite benchtops, integrated dishwasher & walk-in pantry
- Sunny and bright living spaces with loads of natural light through extensive glazing & high ceilings
- Gorgeous master bedroom offers sliding doors out to the undercover outdoor area, walk-in robe & stylish ensuite with rainfall shower
- Three double bedrooms in total - all with built in wardrobes
- Modern spacious main bathroom, featuring a Granite benchtop, stone basin & rainfall shower
- Both bathrooms offer floor heating
- Future proof design with wheelchair friendly features of wide doorways, roll-in showers & spacious rooms
- Large quality tiles, double glazing & gas hot water
- Reverse cycle air conditioning
- Flat easily accessible block with a choice of lovely courtyards with established gardens
- Easy to maintain gardens with watering system
- Remote-controlled double garage with internal access and off-street parking
- Close to supermarkets and shops at Prospect Marketplace
- Close to Country Club Villas & Casino and bordering the golf club
- Close to doctors, chemists and all city conveniences
- Only 10 minutes' drive to Launceston's CBD & 13 minutes to Launceston Airport

Contact Jeremy Wilkinson & Nav Kaur for further information.

House size: 151 sqm  
Alfresco undercover area: 22 sqm  
Garage: 44 sqm  
Land size: 427 sqm  
Built: 2016  
Council: Meander Valley  
Rates: \$1,345 pa  
Body Corporate: details available on request  
Zoning: General Residential

For more information on the Launceston Residential Village, please visit <http://launcestonresidentialvillage.com.au/>

\*\*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\*\*