

74 Nobelius Drive, Legana, Tas 7277

Sold House

Sunday, 13 August 2023

74 Nobelius Drive, Legana, Tas 7277

Bedrooms: 7

Bathrooms: 3

Parkings: 10

Area: 2 m2

Type: House



Amanda Faulkner
0363379700

\$1,250,000

Sitting on 2.823 ha (7 acres) of easy care, established land on the edge of Tamar River, 74 Nobelius Drive gives you the feel of being in the country, whilst also having the convenience of being only a short drive to shops, schools, and the Launceston CBD. This beloved home has been in the same family since 1985 and offers 5 bedrooms and 2 bathrooms in the main homestead while also having a fully self-contained 2-bedroom unit ideal as a granny flat, accommodation for adult children, potential Airbnb or longer lease. This property could also appeal to investors and developers with the flat 7 acres also having subdivision potential (STCA) or to hobby farmers and horse enthusiasts. Features: • Potential for subdivision (STCA) • Spacious home with expansive open plan kitchen/dining/living • Second living area upstairs ideal as a rumpus room or children's play area • Master bedroom with built in wardrobes and ensuite • Four more double bedrooms all with a built-in wardrobes • Excellent additional multi-purpose room ideal as a sunroom or office • Reverse cycle air conditioning and wood heating • Private and sheltered alfresco area - perfect for family BBQs and entertaining • Separate fully self-contained 2-bedroom unit with air conditioning, laundry and private patio • Large laundry in main homestead • Double garage with large separate workshop/storage • Great flat block from Nobelius Dr all the way through to the reserve land on the river's edge • Only 5 minutes' drive to Legana Shopping Centre • Close to schools, shops, supermarkets, and all city conveniences • Only 18 Minutes' drive to Launceston's CBD Contact Jeremy Wilkinson or Amanda Fawkner for further information. Rental estimate: \$700 - \$750 in the current market Main house size: 156 sqm Unit Size: 68 sqm Garage size: 50 sqm Land size: 2.823 hectares (7 acres) Built: 1985 Zoning: Low Density Residential Council: West Tamar Rates: 2,850.00 pa Heritage listed: No

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**