

# 9 Cygnet Court, Longford, Tas 7301

## House For Sale

Tuesday, 21 November 2023

9 Cygnet Court, Longford, Tas 7301

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1579 m2**

**Type: House**



Jo Eady

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## Contact Agent

Situated on a private internal, conifer lined driveway and a block of just under 1600m<sup>2</sup>, in a sought after pocket of Longford. The home enjoys fabulous rural views to river & Ben Lomond and its a privilege that only a small few enjoy in the town. The home is a generous size and has a lot to offer a growing family. \* Built in 1995 on 1579m<sup>2</sup> block\* A generous house size of approx. 23squares\* Fabulous rural views to rivers and mountains - what is that worth?\* Downstairs is the sunken living room with large wood heater, kitchen, bedroom and bathroom\* Double attached garage with internal access to the home\* Raked timber ceilings and timber floors on ground level \* Large blackwood kitchen with views & dishwasher\* Outside entertaining area that could be covered \* NBN connectedCosmetic improvements that have been made in recent times are repaint throughout ceilings and walls, new curtains and blinds throughout, benchtops in kitchen and bathrooms, laminate painted, new wood heater, floors polished, new light fittings and garden maintenance. The yard is well treed and reasonably easy maintenance, you could restore to something special if you are a keen gardener. ....and no it won't flood here but yes, when it does you will have a nice distant water view. There is an access area nearby where you can grab your Fishing Rod and go for a stroll by the river. Distance to Hill Street Grocer: 4minutesTo the Hairdresser, good coffee or a counter meal: 950m or a leisurely strollLongford Primary School: 1.3klm or an easy bike ride Launceston Airport: 14klm Launceston City Central: 23klm Development Zone: 10.0 General ResidentialRent: Currently rented at \$630p/w on a fixed lease 'til August '24Settlement timeframes: Negotiable