

109 New World Avenue, Trevallyn, TAS, 7250



House For Sale

Sunday, 3 November 2024

109 New World Avenue, Trevallyn, TAS, 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Richard Sims
0363344299



Erin OGrady
0363344299

Fantastic Family Living with Magnificent Views

Positioned in the sought-after suburb of Trevallyn, 109 New World Avenue is a solid 1970s brick-built home offering an enviable lifestyle with sweeping views over the Tamar River and the cityscape of Launceston, backed by the natural beauty of the Trevallyn Reserve. This property will appeal to the astute buyer looking for quality, space, and stunning outlooks in a premium location.

The layout is exceptionally practical, featuring generous room sizes and an open-plan design that brings flow and functionality to the home. Upstairs, three light-filled bedrooms await, two of which come with built-in robes, and are serviced by a central bathroom with a separate shower, spa bath, and a standalone toilet, adding to the home's convenience and comfort.

At the heart of the home, the quality kitchen is well-appointed with modern appliances, extensive bench space, and ample storage, seamlessly connecting to the dining area. The main living space, located at the front, is flooded with natural light, creating a welcoming environment for family gatherings. There is direct access to a charming balcony, where you can enjoy sweeping views over the Tamar River and beyond.

Downstairs, a second living area and a fourth bedroom with an ensuite provide a versatile space that can be tailored to suit various needs, whether as a teenager's retreat, guest accommodation, or a private home office. There's also a separate laundry room for added practicality.

A remote-access garage with ample space for a workshop ensures secure vehicle storage, while additional off-street parking caters to extra vehicles. Outside, the fully fenced yard is perfect for children and pets, and the large deck area overlooking the bushland is ideal for outdoor entertaining. Surrounded by established gardens, the property offers a high degree of privacy and has direct access to the Trevallyn Reserve, opening the door to nature trails and recreational opportunities.

This family-friendly home boasts an ideal location, just minutes from local schools, sports facilities, and shopping centres. With the Trevallyn Reserve practically at your doorstep, you can enjoy mountain biking trails and the scenic Trevallyn Dam, all while being only a short drive from Launceston's CBD. For those in search of a home that offers ample space, comfort, and a stunning natural setting, 109 New World Avenue is a must-see.

- ?Brilliant views of the Tamar, City and Mountains;
- ?4 bedrooms plus 2 bathrooms;
- ?Manicured garden with direct access to Reserve;
- ?Great parking options, spacious garage with internal access;
- ?Beautiful natural light throughout.

Year Built: 1974

House Size: 325sqm

Land Size: 697sqm

Council Rates: \$2147pa approx

Water Rates: \$1,000pa approx

Municipality: West Tamar Council

School Catchments: Trevallyn Primary School

Zoning: General Residential

Sims for Property 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.