

**16 Bowen Avenue, Trevallyn, TAS, 7250**

**House For Sale**

Friday, 30 August 2024



16 Bowen Avenue, Trevallyn, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Charming Home in Prime Trevallyn Location

Nestled in the heart of Trevallyn, this delightful 3-bedroom home offers the perfect blend of convenience and comfort. Just a stone's throw away from Trevallyn Primary School and only 5 minutes from Launceston CBD, this property is ideal for families or anyone seeking a prime location.

Step inside to discover quality timber flooring throughout, adding warmth and character to the space. The light-filled bedrooms provide a peaceful retreat, while the modern bathroom offers both style and functionality. The generous, family-friendly kitchen is perfect for preparing meals and entertaining, with ample storage and bench space to cater to your culinary needs. The cozy living area is perfect for unwinding, offering a welcoming atmosphere that makes you feel right at home.

In addition to the main living spaces, this home features a versatile studio retreat—perfect for a home office, art studio, or quiet getaway. The outdoor space complements the home with its well-maintained garden and room for outdoor entertaining. Whether you're enjoying a quiet moment in the private garden or hosting a BBQ with friends, this home has it all.

Don't miss this opportunity to secure a charming home in one of Trevallyn's most sought-after streets.

Land size: 726m<sup>2</sup> approx.

Building size: 130m<sup>2</sup> approx.

Council rates: \$460 p/q approx.

Year built: 1950

Rental estimate: \$460 - \$480 Per Week.

Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.