

# 17 West Tamar Road, Trevallyn, TAS, 7250

## House For Sale

Sunday, 3 November 2024

17 West Tamar Road, Trevallyn, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



Jeremy Wilkinson  
0363379700

## Ideally Located Trevallyn home

This charming three-bedroom home in Trevallyn seamlessly blends comfort and elegance, making it an ideal retreat. The kitchen features ample storage and connects to a separate dining room, perfect for family meals. The cozy lounge invites relaxation, while the practical bathroom, complete with a claw foot bath, caters to everyday needs. The main bedroom offers a private ensuite for added convenience. An inviting balcony off one of the bedrooms provides a pleasant spot for morning coffee, enhanced by exquisite stained glass windows that add a touch of sophistication.

Beautifully maintained floorboards flow throughout the home, with reverse cycle air conditioning ensuring all year-round comfort. Generous under-house storage complete with a powered workshop, this property has it all. An outdoor entertaining area showcases stunning views of Launceston, ideal for hosting guests. Secure parking includes a double garage and extra parking space, all located just a minute's drive from the CBD and in close proximity to schools, shops, and scenic walking trails around Cataract Gorge and Launceston's Seaport.

### Features:

- Charming three-bedroom home nestled in Trevallyn
- Kitchen with ample storage and separate dining room
- Cozy and inviting lounge room ideal for relaxing with family or guests
- The bathroom consist of a practical design with a claw foot bath, providing a functional space for everyday use.
- Main bedroom featuring private ensuite for added convenience and comfort
- An inviting balcony, accessible from the bedroom offers a pleasant retreat and a perfect spot for morning coffee.
- Exquisite stained glass windows add a touch of elegance to the home.
- Beautifully maintained floor boards throughout
- Separate laundry for convenience
- 2 Reverse cycle air conditioners perfect for maintaining comfort all year round
- Generous under house storage with powered work shop
- Security lights at the front and back of the property.
- Outdoor entertaining area with views of Launceston perfect for entertaining guests.
- Secure parking with a double car garage and additional parking space for convenience
- Close to Cataract Gorge and numerous scenic walking trails around Launceston's Seaport.
- Just a minute drive to Launceston's CBD
- Close proximity to schools, shops, and city conveniences.

Contact Jeremy Wilkinson for further information.

Rental estimate: Up to \$600 per week

House size: 146 sqm

Land size: 804 sqm

Built: 1910

Council rates: \$1992 pa

Zoning: General Residential

Council: Launceston City

**\*\*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\*\***