

35 Delamere Crescent, Trevallyn, TAS, 7250



House For Sale

Friday, 30 August 2024

35 Delamere Crescent, Trevallyn, TAS, 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jess Christmas and Michael Walsh

0363378000

Stylish Living and Stunning Views

This stylish home combines sophisticated living with convenience and stunning views of the Tamar River, Launceston's CBD, and the mountains beyond. Why wait to build when all the hard work has been done here for you?

Designed with family living in mind, the lower level floorplan includes a dream kitchen featuring solid marble benchtops tops and splashback, quality appliances and Butler's pantry. Enjoy an open-plan dining area, formal lounge and 2nd sitting room with cosy wood heater. The rear alfresco patio is ideal for entertaining guests or relaxing outdoors. Downstairs is completed with a versatile home office/4th bedroom plus a stylish bathroom and large laundry with ample storage. Upstairs, the breathtaking views are complimented by the luxurious main bathroom with a freestanding bath, a double shower, double vanity, and floor heating. There are a further 3 double bedrooms all with robes and a storage closet.

Conveniently situated in a prime location within easy walking distance to the city, Trevallyn Primary School, the Trevallyn shopping precinct, and the iconic Cataract Gorge.

35 Delamere Cres at a glance:

- Stylish 4 bedroom home designed for family living
- Gourmet kitchen with marble benchtops and Butler's pantry
- 2 quality bathrooms with walk in showers and double vanities
- Established landscaped gardens with mature trees
- Easy walk to city, Trevallyn Primary, shops and Cataract Gorge

Additional Information:

- Land: 1,406sqm
- House: 301sqm
- Year Built: 1932
- Year Renovated: 2006 by master builder David Gray
- Municipality: Launceston City Council
- Rates: Approx \$2,400 per annum
- Water: Approx \$1,100 per annum
- Heating: Ducted split system, wood heater, 2 x panel heaters and under floor heating in bathroom
- Comfort glass, double thickness
- Remote control gate with security camera