

# 35 New Ecclestone Rd, Riverside, TAS, 7250

## House For Sale

Wednesday, 14 August 2024

35 New Ecclestone Rd, Riverside, TAS, 7250

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 12**

**Type: House**



Jeremy Wilkinson  
0363379700

## Spacious Tranquil Rural Family Retreat

Explore this spacious rural retreat nestled on over two and a half acres of lush land. This extensive brick home offers serene rural vistas from every window, ensuring tranquility throughout. With a layout perfect for families and entertaining, including a generous kitchen flooded with natural light, a cosy wood heater for winter nights and versatile spaces like a rumpus room with a dry bar. Enjoy the convenience of a double garage, workshop and ample parking for all your vehicles. Just moments from Riverside's amenities and Launceston's CBD, this property blends comfort with countryside charm effortlessly.

### Key Features:

- Extensive brick home beautifully maintained and private
- Situated on 1.04 hectares (2.6 acres)
- Tranquil rural views from every room
- Divided into two paddocks- perfect for a pony
- Beautiful main bedroom suite on the top level with ensuite & walk-in wardrobe
- Four to five bedrooms in total (4 with built-in wardrobes)
- Spacious open plan kitchen features lots of windows/views and sun light
- Large lounge on the ground floor level
- Extra 5th bedroom downstairs alternatively can be an office/study, home gym or studio
- Excellent rumpus under with dry bar - great for families or entertaining
- Large main bathroom offers a full size bath, separate shower & separate toilet
- Impeccable highly polished timber floors
- Large wood heater for extra cosiness in winter
- Choice of outdoor living areas - either side of the house
- Double remote-controlled garage plus workshop/half garage
- Loads of parking and room for the caravan, boat and trailer
- Lovely established grounds - easy to maintain
- Only 5 minutes' drive to schools, shops, supermarkets in Riverside
- Close to Riverside's community sports clubs - tennis, golf, bowls & swimming pool
- Only 10 minutes' drive to Launceston's CBD

Contact Jeremy Wilkinson for your inspection.

Rental estimate: Up to \$700 pw

House size: 234 sqm

Garage size: 66 sqm

Land size: 1.04 hectares (2.57 acres)

Built: 1994

Council rates: \$ 2,804 pa approx

Council: West Tamar

Council Zoning: Low Density Residential

\*\*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\*\*