

**48 ALLISON AVENUE, Riverside, Tas 7250**



**House For Sale**

Wednesday, 26 June 2024

48 ALLISON AVENUE, Riverside, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1214 m2**

**Type: House**

**\$645,000 - \$695,000**

To enquire, please email or call 1300 815 051 and enter code 0662As you drive up Ecclestone Road you leave the hustle and bustle of town behind you. Turning onto Allison Avenue and driving up the rise you are greeted with views of the Tamar River estuary as you arrive at No. 48. Driving down the driveway, with mature shrubs on your right and unobstructed views of the river and hills in the distance, you see a home nestled comfortably in to the surroundings with established gardens offering privacy from neighbours and a sense of being far from town whilst having access to shops minutes away. Being a fully fenced internal block you have the benefit of reduced traffic noise, no foot traffic passing by and the knowledge that children and pets can play safely away from the road. Echidnas, pademelons, possums, bandicoots and birds are regular visitors and the neighbours are quiet and respectful making 48 Allison Avenue a lovely location to call home. East facing windows flood the house with morning sun and north facing windows allow you to enjoy river and mountain views from the main bedroom and living areas. The home boasts a gorgeous split-level deck that brings the house and garden together inviting you to take a walk. The home was professionally landscaped and whilst attractive, the gardens are low maintenance. A double garage with a small workshop and room for an additional car or trailer adds to the enjoyment and ease of living here. This home is perfectly suited to families, professionals, those downsizing or retiring. Whilst the kitchen and ensuite are ready for attention, they are perfectly functional enabling the new owners to update to their specific requirements when ready. A home like this won't last long so send an enquiry now to book a private inspection. Year Built: 1996 (renovations 2011) House Size: 112 m<sup>2</sup> (+ 48 m<sup>2</sup> garage + 25 m<sup>2</sup> deck) Land Size: 1214 m<sup>2</sup> Municipality: West Tamar Council Local schools: Riverside Primary, Launceston Christian (K-12), St Anthony's Catholic Primary, Riverside High. Zoning: General Residential To enquire, please email or call 1300 815 051 and enter code 0662