

**50 White Gum Rise, St Leonards, Tas 7250**



**House For Sale**

Friday, 12 July 2024

50 White Gum Rise, St Leonards, Tas 7250

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



Duncan Morrison

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## Expressions Of Interest

Set within a short commute to the Launceston CBD, White Gum Rise is a picturesque location that takes in the magnificent views of the surrounding tree lined hills, this home makes a wonderful location for any growing family to settle into and call their own. Positioned perfectly on just over a one hectare parcel of land to maximize the views and functionality, the growing family will be able to spread out and find a purpose for the space for whatever their lifestyle requires. Upon entry to the home you will find the informal lounge that looks back over your front yard and Launceston in the distance. This leads to the spacious and fully appointed kitchen/dining which with the high ceilings give this area a feeling of space. Stainless steel appliances, a large butlers pantry and stone benchtops with breakfast bar gives the home a feeling of class, yet a casual feel where the whole family could gather and mingle. From here you pass the second lounge which will receive excellent natural light. Past here are two of the homes bedrooms with the extra large master featuring a large walk in robe and a classy ensuite with a walk in shower, bath for relaxing and a contemporary tile colour scheme. The master also has French doors that lead to the rear yards patio. At the other end of the home is the main bathroom with a separate toilet, the third bedroom with built in storage and an extra large laundry. For the growing family or for families that entertain guests, there is a fully self-contained unit that is under the same roof line as the home which is separated by a semi enclosed breezeway. There is a fully appointed kitchen, spacious bathroom and a large bedroom. For blended family's or people that have teenagers requiring their own space, this will be very handy. It could also potentially be used for short term accommodation (STCA) At the rear of the home there is a private backyard that looks towards the mountains, an excellent raised entertaining patio that runs the full length of the home so there will be loads of space to entertain guests. There is also a couple of fruit trees and a fenced vegetable garden. For those with toys there is a large shed which could accommodate four vehicles and there is also the bonus of an upstairs office space or games area. There is also a bathroom with toilet for those that have a messy job. Equipped with solar panels and a Tesla battery, Solar/electric and separate gas hot water to the ensuite, a cosy wood heater and the convenience of a reverse cycle air conditioner, this home has all the modern conveniences that one would expect with a recently built home. This really only scratches the surface of all this lifestyle the property has to offer and an inspection is a must. Call Duncan Morrison at Ray White Launceston today to arrange yours.\*Ray White Launceston has no reason to doubt the accuracy of this information which has been obtained from sources considered to be reliable; however, we cannot guarantee it. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate.