

61 Ridge Road, Legana, Tas 7277

House For Sale

Wednesday, 10 July 2024



61 Ridge Road, Legana, Tas 7277

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 981 m2

Type: House



Todd Streets Nick Hosking
0363431329

Offers Over \$475,000

Nestled in the serene suburb of Legana, 61 Ridge Road offers an exquisite opportunity for retirees or first home buyers seeking a tranquil lifestyle with convenience at their doorstep. This charming 2-bedroom, 1-bathroom house is set on a generous 981 square metre plot, providing ample space and potential for a modern facelift. Upon arrival, you are greeted by the welcoming porch. The residence opens into a light-filled open-plan living area, where a fireplace promises warmth on cool Tasmanian evenings. The kitchen, located off the dining area offers fantastic water views. Down the hall-way you will find both bedrooms which are spacious and offer plenty of natural light, alongside these is the combined bathroom/laundry and the added convenience of a separate toilet. Outside, the back deck over-looking the Tamar River provides an idyllic setting for a morning coffee or an evening glass of wine, The large yard that is perfect for gardening or simply enjoying the sunny aspect. The property also includes 2 convenient garden sheds, and a separate studio room which could be great for guests to stay or a simple art room. With a single carport, and just a short drive to the upcoming Legana Primary School and the bustling Legana Shopping Hub, this house is an opportunity not to be missed. Council rates: \$1,486 p/a approx. Water rates: \$110 p/q approx. Building size: 99m² approx. Land size: 981m² approx. Year built: 1961 Rental estimate: \$410-\$450 per week approx. Key 2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.