

**91 Cherry Road, Trevallyn, TAS, 7250**

**House For Sale**

Wednesday, 14 August 2024



91 Cherry Road, Trevallyn, TAS, 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ananda & Kate

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## Trevallyn Home with Privacy and Charm

This charming two-bedroom home in the highly sought-after Trevallyn neighbourhood boasts excellent street appeal, with beautiful hedging and a low-maintenance brick exterior. Set back from the main road, it offers privacy and tranquillity, yet is just a short drive from the Launceston CBD.

Inside, the slightly elevated position ensures the house is bathed in sunlight throughout the day, creating a warm and inviting atmosphere.

The spacious living area features a cozy wood fire and a reverse cycle air conditioner, providing year-round comfort. The renovated kitchen is a highlight, offering modern amenities and ample space for culinary creations. Adjacent to the kitchen is a dining area that flows seamlessly to the rear decked entertainment space, perfect for alfresco dining and overlooking the flat, grassy yard.

The property includes a single garage and a carport for off-street parking, along with an undercover BBQ area that serves as a versatile space for play, storage, or additional outdoor living. With its fantastic location, charming features, and practical amenities, 91 Cherry Road is an opportunity not to be missed.

Currently tenanted: 7/11/2024 - \$430 pw

Council rates: \$460 p/q approx.

Water rates: \$278 p/q approx.

Building size: 108m<sup>2</sup> approx.

Land size: 782m<sup>2</sup> approx.

Year built: 1956

Key2 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.