

Sold

14 Doncaster Ct, Trevallyn



Unique Home with Development Potential

An impressive offering in the current market this unique property is almost completely hidden behind thick foliage, reminiscent of a private bush block opposed to a suburban street in Trevallyn.

There is an interesting floorplan on offer here as it allows occupants a flexible living arrangement, along with space and privacy to relax. The front door opens into a spacious entry foyer with parquetry floor and leads off, left and right, to separate wings. There are two double bedrooms and a bathroom (one incorporating the laundry) at each end of the house, as well as an independent living zone.

The right-hand end of the house is naturally light and bright and combines an open plan kitchen and living area. The high timber ceilings and green leafy outlook in this space gives a sense of calm and it feels like a bushland getaway. The left-hand section of the house includes a comfortable lounge room with the ambience of a wood heater and a warm, bohemian vibe.

West Tamar Council have indicated that due to the substantial land size of 1121m², this property could possibly be further developed. Either consider a cleverly designed extension to the existing house or split the block and build an energy efficient strata unit amongst the trees (STCA).

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Price	SOLD for \$680,000
Property Type	Residential
Property ID	376
Land Area	1,121 m ²
Floor Area	155 m ²

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
7250 Australia
0408 139 862



A 'Pre-Sale Building Inspection Report' has already been completed for buyer convenience and there are no major defects to address. 14 Doncaster Court was built in 1996 and while there have been some improvements over the years - including the installation of three reverse cycle heat pumps - it does need updating with the kitchen, bathrooms and carpet all being original.

Perfectly located in a quiet cul-de-sac and only a short drive to Trevallyn shopping village, Primary School and Cataract Gorge this property offers something special so call Rae today to find out more.

Annual West Tamar Council rates approx \$1616

Annual Taswater rates approx \$850 + usage

Rental Appraisal - \$600-\$650 per week

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