

Sold



7 Koorungal Ave, Legana



## Family Home with Freestanding Rumpus

This impressive 1990 home is set on an expansive block and would be a perfect match for a growing family keen to live in Legana. Buyers will be impressed by the back extension and inclusion of a freestanding rumpus room/workshop that was added seven years ago.

The floorplan configuration here is unique with two separate living areas, including a vastly spacious lounge room that includes the kitchen and dining area. The five bedrooms (or four plus a study) all lead off a long hallway that flows across the centre of the home. Other than the master bedroom, the other four bedrooms (with built-ins) are quite compact and would best suit younger children.

The garage has internal access into the hallway and could potentially be converted into another living area (STCA). It is fully lined, powered and has a separate entry door. This well insulated home is heated and cooled by a reverse cycle ducted system, along with floor heat in some zones.

Glass sliding doors lead out from the lounge to a back timber deck, an ideal spot for hosting friends, while the fully fenced flat backyard has plenty of lawn and some fruit trees. There is a freestanding rumpus room/workshop at the back of the property with both a sliding and garage roller door, a wood heater and

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<b>Price</b>	SOLD for \$630,000
<b>Property Type</b>	Residential
<b>Property ID</b>	485
<b>Land Area</b>	1,283 m2
<b>Floor Area</b>	262 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

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



established plumbing.

For a family with more than one vehicle this property is ideal, offering the convenience of the remote access single garage, along with plenty of front lawn to create extra parking bays or garaging if needed for the boat or caravan (STCA).

A 'Pre-Sale Building Inspection Report' has already been completed for buyer convenience.

This is a rare find in Legana at this price point so call Rae today to find out more on 0455 445 300.

Rental appraisal by Property Wise - \$650.00 per week

Annual West Tamar Council Rates - \$1,899.84 (approx)

Annual TasWater Rates - \$1,164.52 + usage (approx.)

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

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