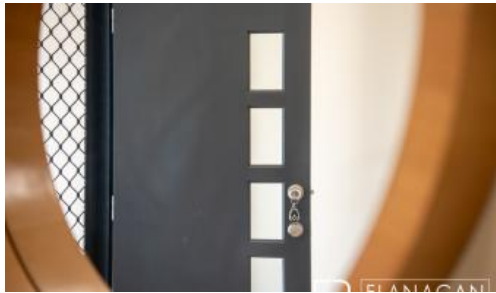


Sold



75 Ridge Rd, Legana



## FAMILY FRIENDLY DESIGN, STUNNING RIVER OUTLOOK

Located five minutes from the Legana shopping precinct this impressive family home is an excellent example of quality design, spaciousness and comfortable living. Positioned at the end of Ridge Road the property also offers peace, privacy and the potential for a self-sufficient rural lifestyle.

The floorplan here will best suit occupants wanting room to move, with five double bedrooms (one walk in, four built-ins), a separate lounge/TV room plus an expansive central living zone that incorporates the kitchen and dining.

Everything busy people need is available here, including a spacious ensuite off the main bedroom and a family bathroom with features such as a large vanity with dual basins, a spa bath and shower. The added convenience of a spacious laundry, walk-in linen cupboard and two separate toilets complete the picture here.

Glass sliding doors lead outside to an expansive undercover entertainment area which can be utilised all year. This space would be ideal for the gathering of family and friends and offers beautiful views of the Tamar River and vineyards beyond.

The substantial 8000m<sup>2</sup> land lot could allow for a hobby farm with a small number of livestock or maximise self-sufficiency by planting a vegetable garden

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**Price** SOLD for \$1,300,000

**Property Type** Residential

**Property ID** 526

**Land Area** 8,000 m<sup>2</sup>

**Floor Area** 345 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



or fruit trees. The block and both adjoining paddocks are mostly flat and fully fenced, with loads of space for children and pets to run freely.

Keep two vehicles secure in the remote double garage which has extras such as an adjoining storage/workshop and powder room. There is also plenty of room for the boat and caravan to be parked off-street.

As a location Legana is considered one of the best in Tasmania, only 10kms from the Launceston CBD. There are numerous exciting projects currently being developed here, including the new Legana Primary School and shopping complex.

75 Ridge Road is an excellent family home in this excellent location and should not to be missed. Give Rae a call today on 0455 445 300 to find out more.

West Tamar Council Rates - approx \$3,152.00 pa

TasWater - approx \$1,044.28 pa + usage (water only)

Rental Appraisal \$700 - \$750 per week - Property Wise Launceston

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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