

Sold



65 Dion Cres, Riverside



## POTENTIAL PLUS WITH RIVER VIEWS

This well presented property is a rare find at this price point, offering comfort and convenience in the popular suburb of Riverside. There is excellent upgrade potential here, or simply enjoy unpretentious living in this much-loved family home.

The upper section of the house has spectacular river views with the front deck a perfect spot to sit and drink it in. The kitchen is neat and functional with room for casual dining, or enjoy a more formal dining experience in the spacious, sunlit lounge. Two of the double bedrooms (both with built-ins) are located on the top level, while downstairs there is a multi-use living area with a third bedroom and smaller second bathroom with shower, vanity and toilet.

There is the convenience of a good size laundry with adjoining (third) toilet, along with secure parking in the single remote control garage with internal access.

The block itself is relatively low maintenance with extra parking bays in the front yard ideal for a larger second vehicle or caravan. The neatly manicured backyard has lovely established roses and comes complete with a garden shed and classic built-in barbeque.

65 Dion Crescent is well located within close proximity to some of Launceston's

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<b>Price</b>	SOLD for \$542,000
<b>Property Type</b>	Residential
<b>Property ID</b>	539
<b>Land Area</b>	690 m <sup>2</sup>
<b>Floor Area</b>	163 m <sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

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



best schools, excellent medical services and Riverside Plaza providing all your shopping needs.

This property can be sold with select furnishings and white goods if required.

To find out more give Rae a call today on 0455 445 300.

Annual West Tamar Council rates \$1,336.00 approx.

Rental Appraisal (Property Wise Launceston) \$540.00-\$590.00 per week

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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