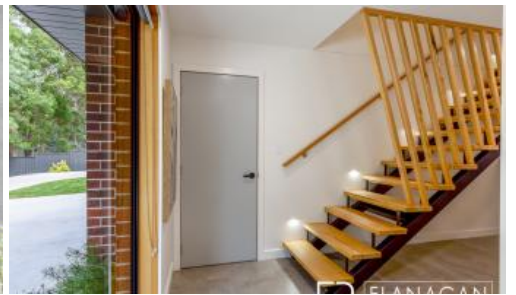


3/2 Griffiths Lane, Legana



## Ultimate Lifestyle Choice

Overlooking pristine Eucalypt forest at the end of Griffiths Lane, it is hard to believe that this tranquil location is within a stone's throw of the thriving Legana shopping precinct.

From the exceptional craftsmanship to the serene bush outlook, this truly distinctive townhouse is a unique offering in the current real estate market. Built in 2021 the home is set over two levels, with a carefully considered floorplan that includes a bathroom and bedroom/s on each.

Premium quality fixtures and fittings are found throughout, along with a mix of materials including brick, recycled timber, steel and concrete - cleverly combining contemporary elegance with low maintenance living. The superior level of structural integrity here is nothing short of impressive.

The striking minimalist kitchen is the heart of the home, seamlessly linking the comfortable open plan living and dining zones. An absolute highlight is the spacious undercover balcony with a built-in barbeque and plumbing. This peaceful corner is perfect for entertaining friends year-round, or simply enjoying a morning coffee while listening to native birdsong. The landscape from here is tangibly calming, overlooking a section of threatened native Eucalypts that cannot be cleared (West Tamar Council 2025).

🛏 3 🚿 2 🚿 2 📏 238 m<sup>2</sup>

**Price** Offers Over \$749,000

**Property Type** Residential

**Property ID** 579

**Land Area** 238 m<sup>2</sup>

**Floor Area** 174 m<sup>2</sup>

### Inspection Times

Sat 19 Apr, 11:30 AM - 12:30 PM

Mon 21 Apr, 11:30 AM - 12:30 PM

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



All three bedrooms are substantial, with ample storage on offer and plenty of natural light in each. The main bedroom has a picturesque view and adjoins a beautiful tiled ensuite and walk-in robe.

The convenient location here is a major draw card, within 1.5km walking distance to the Legana shopping hub and medical services. Garaging includes a single remote garage plus an extra bay, along with allocated visitor parking. There is a bus service to Launceston CBD within close proximity or enjoy a short leisurely drive to one of the many renowned Tamar Valley wineries.

This freestanding property is one of four on a Strata Title with shared insurance costs only. A 'Pre-Sale Building Inspection Report' has already been completed for buyer convenience so contact Rae today and request a copy.

**IMPORTANT – The Vendors will require a rent back period (post settlement) until late August 2025.**

Annual West Tamar Council Rates \$1,711.35

Annual TasWater Rates \$1,380.92 + usage

Annual Strata Insurance \$820.84

Weekly Rental Appraisal \$550.00 - \$600.00 (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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