

**175 Alanvale Road, Newnham, TAS, 7248**



**House For Sale**

Saturday, 23 November 2024

175 Alanvale Road, Newnham, TAS, 7248

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Type: House**



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## Country In The City

A hidden gem is this spectacular, near two acre property, a mere 5 kilometres from Launceston CBD. To the "passing parade", you are screened on all sides with privacy guaranteed.

We are talking "top end" with regard to this outstanding residence. From the impressive entrance you will flow seamlessly through to an open plan casual living, dining and kitchen area highlighted by views over botanical style gardens.

For formal dining and entertaining, be besotted by the chandelier sitting over an expansive formal dining room before moving down to a character filled, sunken lounge. The bedrooms are very attractive and of generous size, something lacking in the modern home, with the main, in an elevated position with views over the Tamar River. A private office is another feature here.

The fitness enthusiasts will love the home gym although this room has a multitude of uses, depending on your lifestyle. The direct entrance to the home from the double garage is a given and this area has oodles of storage. Move outside to a perfectly placed meet and greet area and enjoy a cold glass of your favourite beverage and watch the sun set over the Tamar and enjoy that beautiful near two acre creative garden setting.

However here is your conundrum. Do you bury yourself in this relaxing life style or do you take the opportunity to develop the land. Quite simply, they don't make land anymore and here you are sitting on nearly two acres on the city outskirts. A developers dream?

A conundrum indeed but what an opportunity. Regardless, this property represents a magnificent investment in yours, and your family's future.