

**26 Clearview Avenue, Trevallyn, TAS, 7250**



**House For Sale**

Wednesday, 20 November 2024

26 Clearview Avenue, Trevallyn, TAS, 7250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jane Crawford

## Stunning Three-Level Property with Breathtaking Views

This stunning property spans three levels, nestled in a quiet cul-de-sac, meticulously designed with perfect orientation and elevation to offer breathtaking views and abundant natural light from every angle.

The interior is graced with elegant hardwood Tasmanian oak floorboards throughout, creating a warm and sophisticated ambiance.

The home includes four spacious bedrooms, each thoughtfully designed to provide comfort and style. The master suite with walk in wardrobe serves as a true retreat, complete with private access to an undercover alfresco area where relaxation meets luxury.

On the first floor, you'll find an expansive open planned living and dining area flooded with natural light, including a cosy yet highly functional kitchen that perfectly balances warmth and practicality. This well-appointed space features quality appliances, sleek finishes, and a generous butler's pantry, providing additional storage and prep space to make both everyday meals and special gatherings effortless.

Adding to the practicality of the home is a laundry chute, making it easy and convenient to manage laundry without the hassle of carrying heavy loads between floors. The home also features a ducted vacuum system, allowing for efficient and effortless cleaning in every room. Additionally, the lighting is controlled by Clipsal C-Bus, enabling seamless, centralised control over the home's ambience and energy use with just the touch of a button.

The main bathroom is a highlight, featuring a spa bath that offers picture-perfect views, making every soak an indulgent experience.

Connecting the home's levels is an architectural staircase, seamlessly blending the indoors with the beautiful outdoor field. The inspired windows amplify the home's light-filled design, enhancing the connection to the stunning surroundings. Outdoor living is a delight with three expansive decks and several alfresco areas, providing versatile options for dining, entertaining, or quiet moments in nature.

Year-round comfort is ensured with two Daikin Reverse Cycle Heatpumps and Double Glazed windows and full insulation, maintains the perfect indoor temperature. This property truly embodies a harmonious blend of luxurious living, thoughtful design, and exceptional functionality.

For additional convenience, the property boasts abundant parking, ample space for a caravan and boat and a double garage with an extra storage room accessible from the lower level. This level also includes a flexible space that can function as a rumpus room or a fifth bedroom, catering to various lifestyle needs.

The property offers both tranquility and convenience, located just 10 minutes from the Launceston CBD and 5 minutes from Trevallyn Reserve, providing easy access to city amenities and outdoor activities alike.

Council Rates: \$3,044 approx p/a

Water Rates: \$1,300 approx p/a

House size: 400m<sup>2</sup> (Including decks)

Land size: 2,308m<sup>2</sup>

Year built: 2008

Zoning: General Residential

Belle Property have obtained all information in this document from sources considered to be reliable. All information is published solely for potential purchasers to assist them in deciding if they wish to make further enquiries.