

# 45 Rannoch Avenue, Riverside, Tas 7250

## House For Sale

Tuesday, 7 January 2025

45 Rannoch Avenue, Riverside, Tas 7250

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 5**

**Type: House**

## Offers Over \$750,000

Positioned to take full advantage of its stunning location, this impressive four-bedroom residence in Riverside offers sweeping views of the river and an abundance of natural sunlight throughout the day. Set on a sprawling 1,017m<sup>2</sup> allotment, this home is thoughtfully crafted for families, combining functional design with generous spaces for comfortable living. The main living area extends onto a spacious front deck, showcasing views of the river and city. At the rear, another large deck looks out over the secure, private, and flat backyard, providing ample space for children to play and pets to explore. Fully equipped for family fun, the yard includes a sandpit, cubby house, and plenty of room for sports and outdoor activities. Highlights include:

- Four bedrooms, three bathrooms: including a master suite with its own ensuite for added privacy
- Versatile living areas: multiple zones to cater to family needs or entertaining
- Double garage with extras: internal access, ample storage, and a workbench for hobbies or projects
- Parking galore: dedicated space for boats, caravans, and additional vehicles
- Family-friendly features: fully fenced backyard and proximity to schools, shops, and the Launceston CBD

This home offers an exceptional lifestyle with space to grow, entertain, and enjoy all the comforts of family living. With its stunning views and practical layout, it's the perfect choice for those seeking their dream home in Riverside. Council Rates: \$2503 Water Rates: \$1412\*\* Harcourts Launceston has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*