

# 1/23 Balmoral Ave, Riverside, TAS, 7250

## Unit For Sale

Tuesday, 26 November 2024

1/23 Balmoral Ave, Riverside, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Unit**



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## Easy Care Villa Unit with Stunning Outlook!

Are you looking for a spacious contemporary villa unit that will provide a low maintenance lifestyle, or a ready-set investment opportunity? This lovely property at 1/23 Balmoral Avenue is located down an internal driveway and provides a quiet and private space. One of only three villas, with no body corporate but a shared insurance, this could just be the easy-care property you've been searching for. Open plan living space with seamless flow out to an under-cover, outdoor entertaining space. Stunning outlook over the mountains, spacious kitchen with great storage, large pantry and dishwasher, three great-sized bedrooms with floor to ceiling built-in wardrobes, reverse cycle heating, double garage with remote and internal access, extra car-pad space, landscaped with established. low-maintenance gardens, separate laundry and toilet. Ideally located just minutes from the Riverside shopping precinct, where you'll find a supermarket and all amenities and close to schools, public transport, The Riverside Golf Club and just 8 minutes from Launceston's CBD. Great property!

Built: 2010

Land Size: 568m<sup>2</sup>

Building Size: 168m<sup>2</sup>

Council Rates: Approx. \$1800 per year

Water rates: Approx. \$1000 per year

Shared Insurance: Approx. \$1000 per year

Zoning: General Residential

**\*\*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\*\***