

# 14/668 West Tamar Highway, Legana, TAS, 7277

## Unit For Sale

Tuesday, 26 November 2024

14/668 West Tamar Highway, Legana, TAS, 7277

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Jeremy Wilkinson  
0363379700

## Modern Comfort Meets Convenient Living

This 2018 two-bedroom brick home offers the perfect blend of quality and convenience and is an excellent investment, first home or downsizer property. Set privately at the rear of the complex with no passing traffic, it features a spacious open-plan kitchen, dining and living area. The kitchen is well-appointed with ample bench space and a dishwasher while the main bedroom includes a stylish ensuite and built-in wardrobes. Relax on the undercover deck ideal for BBQs and entertaining.

Additional highlights include reverse cycle air conditioning, a floating vanity with a rainfall shower in the main bathroom, a full-size laundry and a remote-controlled garage with internal access. Enjoy low-maintenance living just minutes from Legana Shopping Centre and a short drive to Launceston's CBD.

### Key Features:

- A quality built 2018 two-bedroom brick home
- Private position at the rear of the complex (no passing traffic)
- Open plan kitchen, dining and living space
- A well-appointed kitchen with plenty of bench space & dishwasher
- Main bedroom offers a stylish ensuite and built-in wardrobes
- Main bathroom features a floating vanity and rainfall shower
- Fabulous private, undercover deck off the kitchen - great for family BBQs or entertaining
- Reverse cycle air conditioning
- A full-size laundry, double glazing and well insulated
- Remote controlled garage with internal access and off-street parking
- Low maintenance living with minimal gardens to tend
- Only 3 minutes' drive to supermarket, shops & services at Legana Shopping Centre
- 10 Minutes to Riverside for more schools, supermarkets and community sport centres, including swimming pool, golf, bowls & tennis clubs
- Just 14 minutes' drive to Launceston's CBD

Contact Jeremy Wilkinson for further information.

Rental return: \$500 pw (Lease end 12/12/2024)

Unit size: 97 sqm

Garage size: 21 sqm

Undercover Alfresco area: 18 sqm

Land size: 269 sqm

Built: 2018

Council: West Tamar

Zoning: General Residential

Council Rates: \$1,504 pa

Body Corporate: \$960 pa

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