



280 Marlborough Street, LONGFORD, TAS 7301

'Kordella Park' - Appreciate the appeal

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The lifestyle appeal of Kordella Park is instantly clear. Combining modern comfort, versatile infrastructure and expansive surrounds, this property offers a unique opportunity to enjoy a relaxed country setting just moments from Longford township, with Launceston's city centre and airport within easy reach.

Set on a beautifully arranged allotment with quality fencing and open spaces, the property provides an impressive introduction to a modern four-bedroom homestead. Generous, light-filled living, dining and entertaining areas flow seamlessly from an open-plan kitchen complete with stone benchtops, a central island and abundant storage. A separate lounge opening to a substantial alfresco deck enhances the home's indoor-outdoor feel, while a ducted vacuum system adds to the everyday ease.

The main bedroom, with walk-in robe and ensuite, enjoys verandah views and sets the tone for three further bedrooms, each with built-in robes, surrounding a stylish family bathroom and a separate laundry.

Energy-efficient solar panels, underground power, and a double carport add convenience and sustainability. Complementing the home is a large free-standing shed complex, providing excellent workshop and storage capacity, machinery parking, a utility room with bathroom facilities, and a versatile mezzanine level.

Key features:

- 300 sqm shed and workshop complex (4 metre door clearance) with upper-level studio space
- Utility room with bathroom/laundry facilities
- Additional open yard space
- Roof-top solar on shed and dwelling
- Town and tank water supply
- Thoughtfully divided land with quality fencing
- 300 sqm stables and workshop complex (4 metre door clearance) with upper level studio area with solar panels
- Stables fully fitted out with floor padding, hot and cold wash down
- Adjacent round yard

Current Rates \$1,842.44 per yr (approx).

* All building and land areas are approximate.

- Land Area 3.45 hectares
- Building Area: 170.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport

TYPE: For Sale

INTERNET ID: R24590235

SALE DETAILS

Offers Over \$1,450,000

CONTACT DETAILS

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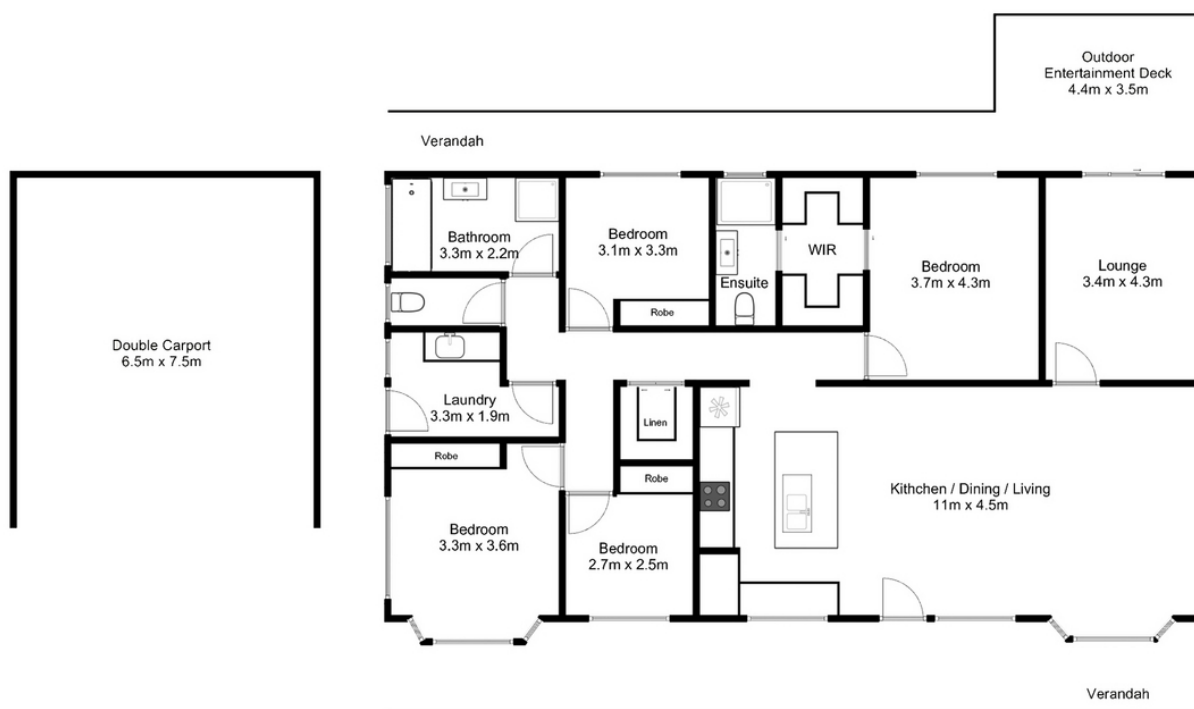




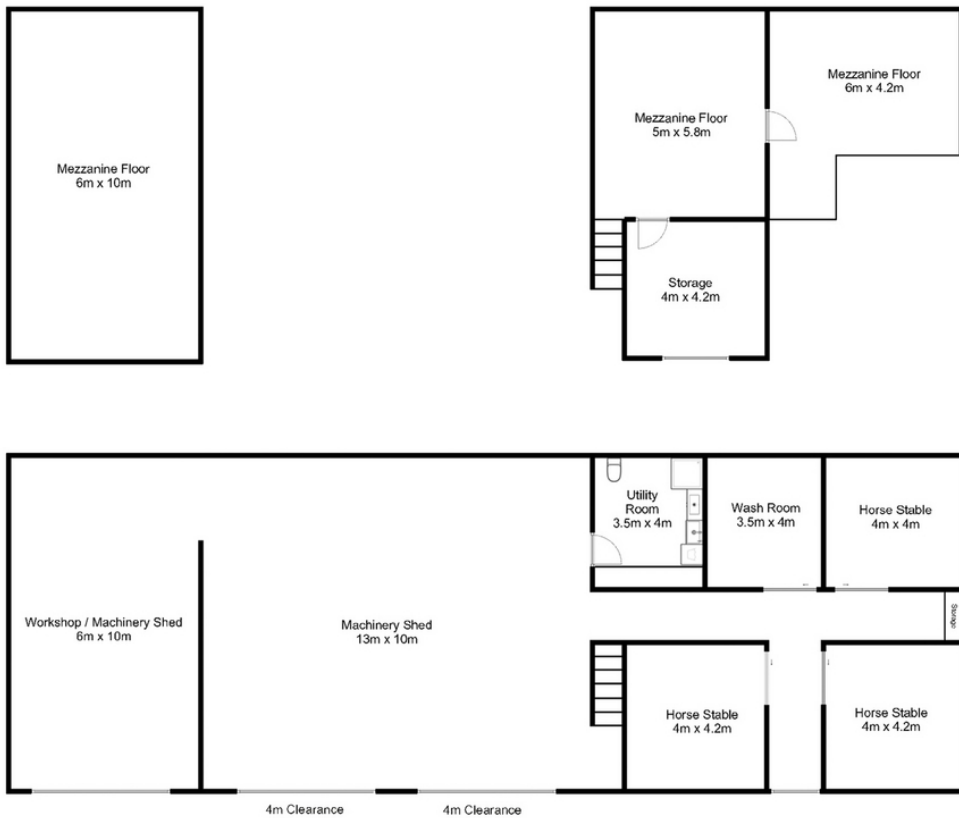








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