





14 Killara Avenue, LANENA, TAS 7275

A once in a generation riverfront lifestyle.



Uniquely positioned on a bend of the majestic Tamar River, â##The River Houseâ## commands sweeping 180â##degree water views from a rare, wide river frontage. Set on 4,649sqm (approx.) with water front to the Tamar River, this private homestead includes a private jetty - delivering a boating and waterfront lifestyle that so few can enjoy..

A centuryâ##old oak tree anchors the beautifully established riverside gardens, providing dappled shade through summer and a striking seasonal backdrop. Inside, the home is bright, warm and welcoming, built with meticulous attention to energy efficiency: doubleâ##glazed windows plus floor, wall and ceiling insulation create yearâ##round comfort.

Designed to celebrate its setting, the layout frames commanding vistas of the Tamar River, rolling valley hills and mountains beyond. Accommodation is adaptable with 2 generous living areas, 4â##5 bedrooms and a study. The fully selfâ##contained downstairs level is perfect for guest accommodation or shortâ##stay use (STCA).

## Location:

Wonderfully private yet practical, you're moments to services, shops and schools in Exeter and Legana, and just 20 minutes (approx.) to Launcestonâ##ideal for commuters or weekend city access.

## Highlights:

- 4,649 sqm (approx.) riverfront allotment on the Tamar's bend
- Private jetty direct water access
- Sweeping 180° water views plus valley and mountain outlooks
- Energyâ##efficient build: double glazing; floor, wall & ceiling insulation
- 2 living areas; 4â##5 bedrooms; study
- Fully selfâ##contained lower levelâ##ideal for guests or shortâ##stay (STCA)
- Established riverside gardens with a magnificent 100â##yearâ##old oak
- Convenient to Exeter & Legana; 20 mins to Launceston
- Among the most spectacular properties on the Tamar River
  - Land Area 4,649.00 square metres
  - Bedrooms: 5
  - Bathrooms: 3
  - Single garage
  - Double carport
  - Ensuite

TYPE: For Sale

**INTERNET ID: R24822936** 

SALE DETAILS

**Expressions of Interest** 

## **CONTACT DETAILS**

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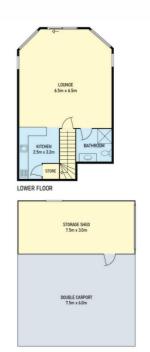












Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only.



