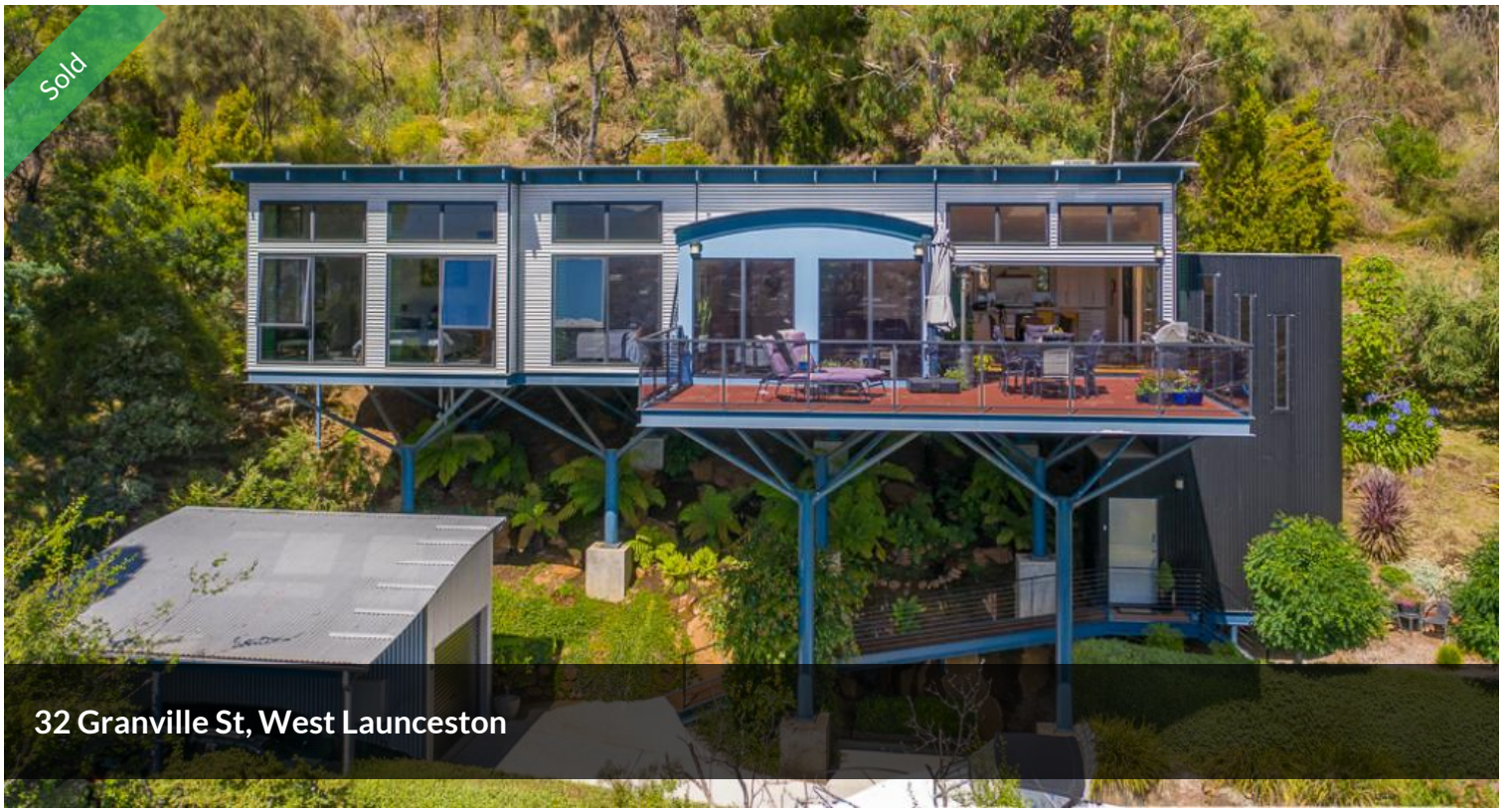








Welcome to West Launceston's Wow Factor

3 1 2 1,411m2

Introducing 32 Granville Street to the market that is nothing short of spectacular. Here we have a sanctuary in the city with million dollar views and, with Woods Reserve across the back of the property and along one side, it is so private you wouldn't even know it was here.

Welcome to West Launceston's best kept secret! Walking distance to the CBD, Cataract Gorge, Launceston General Hospital, schools and transport, the property is located in an ideal position. Upon entering the architecturally designed home, you immediately get a sense of sophisticated style as you make your way up the impressive stairwell that leads to a spacious floor-plan with high ceilings, all on one level.

You can't help but be wowed by the flow from the open plan kitchen, living and dining space that leads out to the deck and beyond to some of the best views Launceston has to offer. The design really brings the outside in and the elevated position provides both a calm and peaceful environment, while at the same time being an entertainer's delight. Imagine your coffee in the morning or wine of an evening, just stunning! The kitchen looks straight out to the northeast-facing aspect and is warm and light, fitted with Caesar-stone benchtop, and top of the range appliances, including double Smeg oven and dishwasher. Gorgeous Tasmanian Oak polished flooring guides you around the living space, while

Price	SOLD for $770,000
Property Type	Residential
Property ID	350
Land Area	1,411 m2
Floor Area	170.94 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
7250 Australia
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FR FLANAGAN RESIDENTIAL

Jarrah timber on the deck and surrounding the property is in keeping with the bush setting that surrounds the home. The view from the spa bath in the main bathroom will be a conversation starter and equally impressive is the outlook from the master bedroom that includes a WIR. All other bedrooms have built-in robes and panel heating, while the main living area enjoys reverse cycle heating.

The office space could double as a fourth bedroom if needed, while the garage has remote access and a mezzanine for storage, with a separate car-port alongside.

This property is hands down, West Launceston's wow factor.

- Spectacular Views
- Architecturally designed
- Master bedroom with WIR
- Main bathroom with spa
- Double-glazing throughout
- Kitchen fitted with Smeg appliances
- Fully insulated
- Reverse cycle and panel heating
- Separate laundry and powder room
- Polished Tasmanian Oak Flooring
- All bedrooms with BIR
- Garage and car-port
- Drip – garden watering system
- NBN

Building size: 170.94m2

Garage: 38m2

Deck: 19.36m2

House Built: 2004

Land size: 1411m2

Council Rates: Approx $2000 p/a

Water Rates: Approx. $1200 p/a

Rental Appraisal: $600.00 - $700.00 p/w

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that

information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.