

Sold



29 Leonard St, South Launceston



## Spacious Contemporary Living At Its Very Best!

- Entering through the oversized pivot door you'll find the modern exterior of your new home is matched perfectly by the clean, contemporary lines inside;
- There's an abundance of space with 2.7m ceilings to all rooms on both upper and lower levels of this stunning 2 storey home;
- Even more impressive is the massive 3.3m ceiling in the main living area, creating an outstanding sense of light and space;
- Stacker doors on both sides of the main living area provide plenty of options for creating an extensive, seamless indoor/outdoor living experience;
- This north facing home is cleverly designed to capture superb views yet retain privacy while bringing the outdoors inside with 3 separate outdoor living areas:
  - one to capture the stunning views to the north while you enjoy your morning coffee and newspaper;
  - one covered with automated, rain sensing louvres allowing you to bbq, entertain and dine as you watch the sun set to the west;
  - one on the lower level to escape, relax and enjoy a wine while watching the kids play in the backyard;

5 3 4 643 m2

Price	SOLD
Property Type	Residential
Property ID	389
Land Area	643 m2
Floor Area	335 m2

### Agent Details

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### Office Details

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- The downstairs living area offers a great retreat for kids while the entire lower level, with its multi-purpose room (currently used as a fitness studio but could just as easily become a home theatre or additional bedroom) and dedicated bathroom is intended to offer a separate space for when kids grow older or for your guests who need a place to call their own;
- There's plenty of clever storage solutions with inbuilt cabinetry in the living and study nook along with a range of storage options in the garage, bedrooms, hallway, under the stairs and under the deck (perfect for garden tools)
- Making this home completely comfortable all year round is fully ducted heating and air conditioning along with under floor heating and over-sized showers in the main bathroom and ensuite;
- The home is complemented by professionally landscaped front and rear yards with plenty of space for kids and pets.
- All this in a quiet street conveniently located within walking distance to the cafes along Charles Street, the LGH, Launceston Aquatic Centre and the CBD.

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.

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