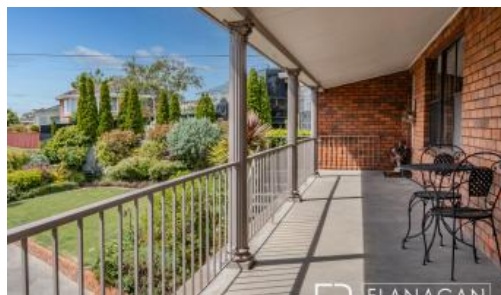


Sold



11 Matthew Pl, West Launceston



## Quiet, Yet Convenient! An Immaculate Family Home and Gardens!

Nestled in a quiet cul-de-sac in highly sought after West Launceston is this immaculate brick family home which is surrounded by beautiful easy care landscaped gardens with a deck and paved area for summertime entertaining. There is so much spring colour with a large range of plants, bushes and trees along with some veggie beds.

Glimpses of the mountains are on show while the sunshine streams through from early morning.

Picture perfect street appeal with extra parking off street, vehicle access to the back yard, solar panels and an undercover verandah to the front add extra value here.

The interior has a neutral colour palate adding warmth and a modern feel. While the spacious floor plan offers an entry hallway, a formal lounge room, a formal dining room, a well-equipped modern kitchen / second living area with double door access to the deck, 3 bedrooms – the master with an ensuite and two with built-in robes and the main modern bathroom with separate toilet on the first floor level. Downstairs is connected by an internal stairway and

3 2 4 865 m<sup>2</sup>

**Price** SOLD for \$697,500

**Property Type** Residential

**Property ID** 566

**Land Area** 865 m<sup>2</sup>

**Floor Area** 236 m<sup>2</sup>

### Agent Details

Paul Flanagan - 0408 139 862

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



includes a laundry with separate toilet, a large rumpus room, a double garage with workshop space and plenty of storage.

Heating is well covered with a number of heat pumps installed.

Such a beautiful home and nothing to be done except move in and enjoy! A Private viewing is sure to impress.

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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