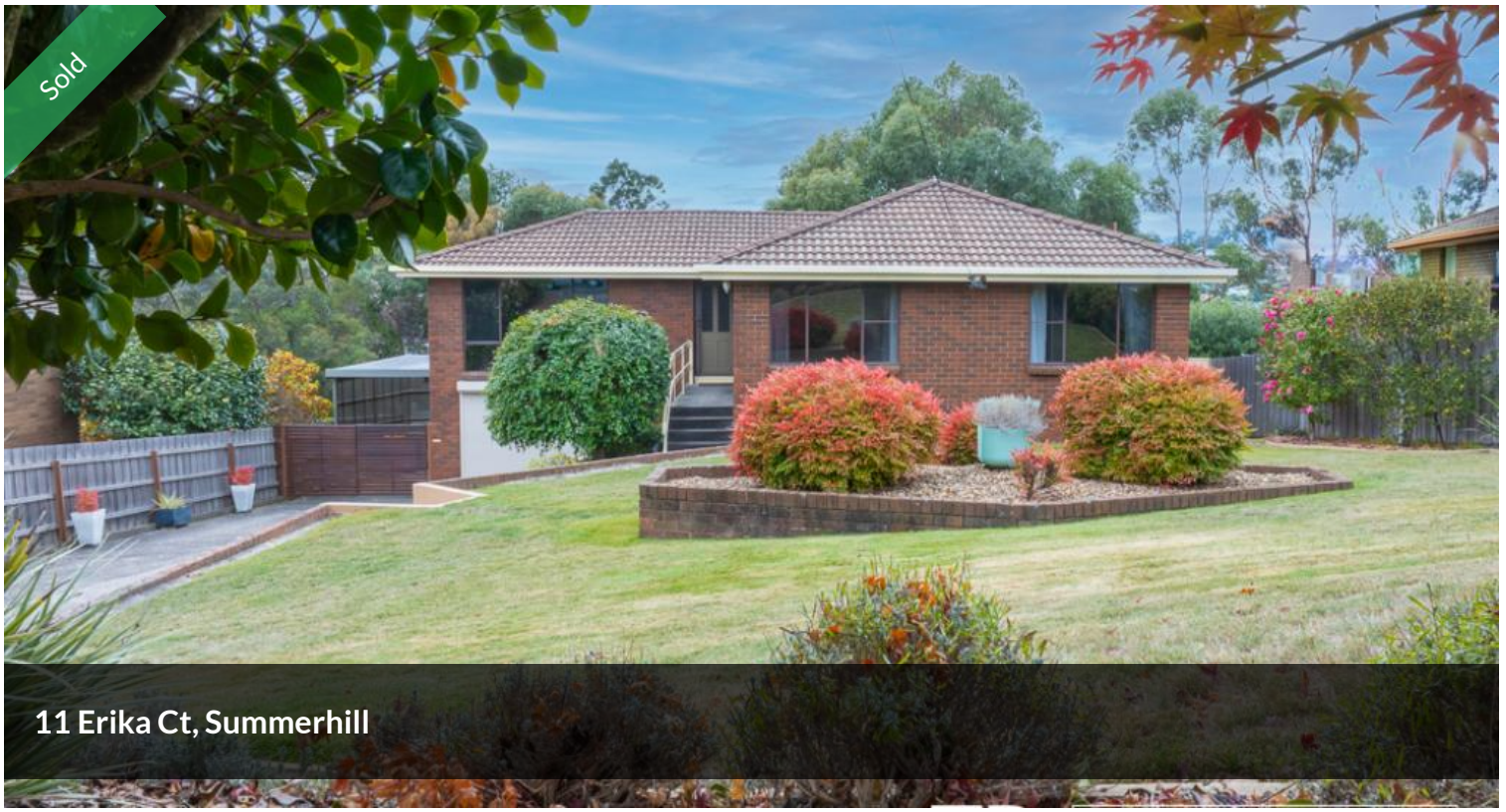








So much more than meets the eye

3 1 2 792m2

This immaculately presented home has been owned by the same family for almost four decades, offering comfort and convenience in a peaceful suburban cul-de-sac. Buyers are bound to be impressed by the structural integrity of this property, along with the abundance of natural light throughout.

Although appearing relatively compact from the street, 11 Erika Court is particularly spacious and is split over two levels. The unique room configuration allows occupants plenty of accommodation options, while the calmness of the bush reserve over the back fence is a major draw card.

On the upper level of the home there are three double bedrooms (two with built-ins) along with the open plan kitchen, dining area, bathroom and toilet. A bright lounge room flows out to a generous undercover timber deck, perfect to enjoy the sunshine with a morning cuppa.

Downstairs there is a spacious timber lined rumpus room - with existing plumbing - which adjoins a multi-purpose area or potential fourth bedroom. This area has a separate entry and would be ideal as a teenage/guest retreat, or for someone wanting an expansive home gym, art studio or workshop.

There are plenty of storage solutions on offer here and parking is also well taken care of with a single remote-control garage (with internal access) plus a carport

Price	SOLD for $616,000
Property Type	Residential
Property ID	586
Land Area	792 m2
Floor Area	130 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
7250 Australia
0408 139 862

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and the extra wide driveway is ideal to store the caravan or boat.

A Pre-Sale Building Inspection has been completed for buyer convenience and please check out the 3D Virtual Tour for further insight into this property.

This is one not to be missed so call Rae today on 0455 445 300 to find out more.

Launceston City Council Rates: $1,616.00
TasWater Rates $1,165.00 + usage

Rental Appraisal (Property Wise Launceston) $550-$600 pw

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.