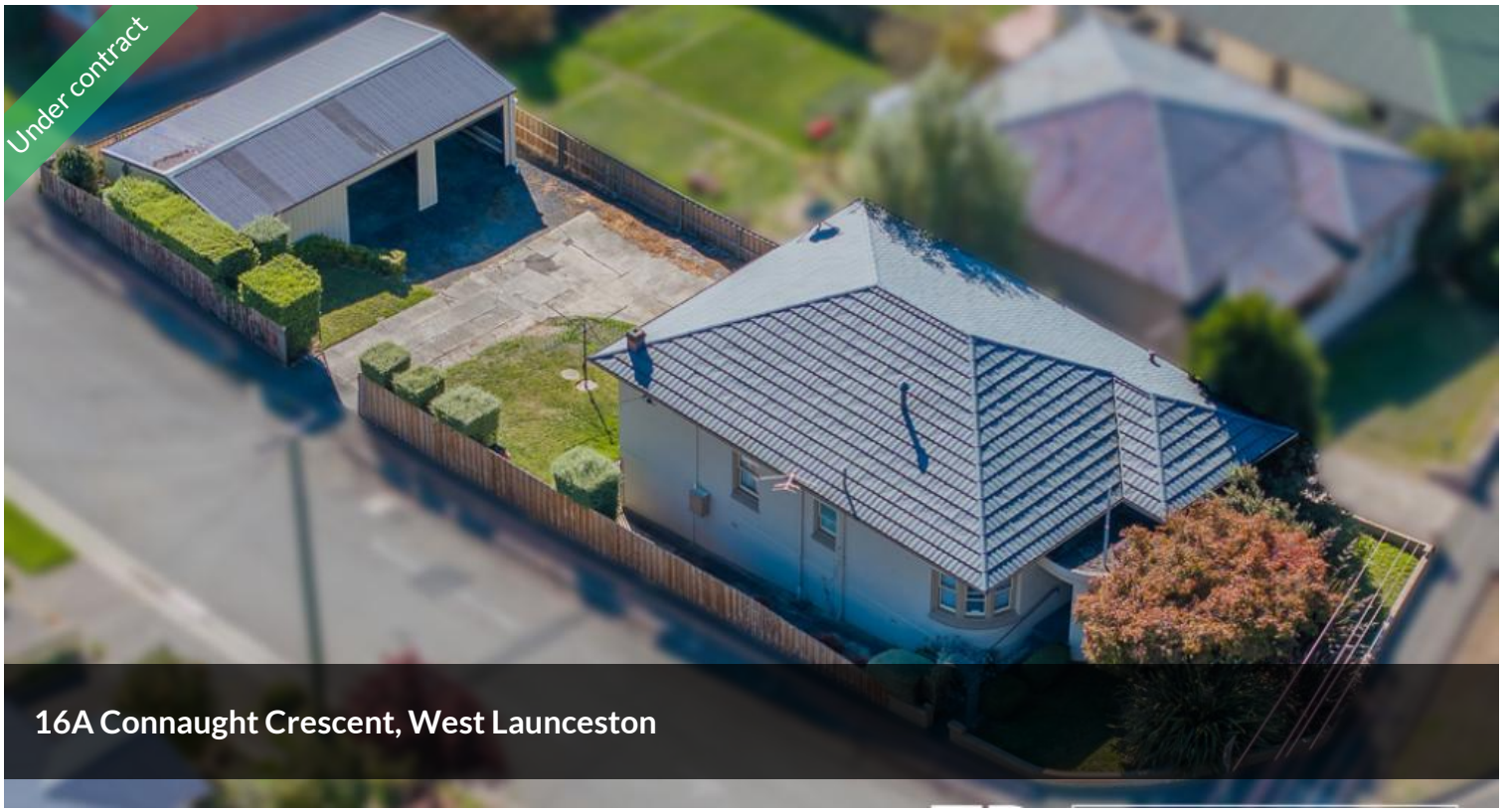







Convenient Living with Views

2 1 5 574m2

Price	Offers Over $595,000
Property Type	Residential
Property ID	646
Land Area	574 m2
Floor Area	107 m2

Built circa 1946, this charming home offers the perfect blend of character, comfort and practicality. Set on a generous corner allotment, the property enjoys beautiful views, a flat block, triple garaging and a substantial workshop.

Ideally positioned in sought-after West Launceston, you'll enjoy easy access to the CBD, Launceston General Hospital and the Cataract Gorge Reserve, while public transport is conveniently close by.

The spacious floorplan features polished Tasmanian Oak timber floors and a warm, inviting atmosphere. The main living area flows seamlessly into the dining room, while the well-appointed kitchen offers quality appliances, ample storage and year-round comfort with reverse-cycle air conditioning.

The property includes two bedrooms, a light filled sunroom, bathroom and separate toilet, providing flexibility for families, professionals or those working from home.

Additional storage throughout the home further enhances its practicality.

Outside, established gardens create a peaceful setting, while the impressive 6m x 11m (approx.) workshop, complete with double roller door and additional off-

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street parking, is sure to appeal to tradies, hobbyists or anyone requiring extra space.

Properties offering this combination of convenience, space and versatility in West Launceston are always in strong demand. Inspection is highly recommended.

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.