

**1/76 Meredith Crescent, South Launceston, Tas 7249**



**House For Sale**

Saturday, 13 April 2024

1/76 Meredith Crescent, South Launceston, Tas 7249

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 304 m2**

**Type: House**



Josh Schaeche  
0363326433



Piper Sanders  
0363326400

**\$535k - \$585k**

Nestled in the heart of South Launceston, lies the perfect blend of modern charm and timeless character. Recently renovated with meticulous attention to detail, this property includes warmth and elegance throughout. Step inside to discover three generously sized bedrooms, providing ample space for comfortable living and storage. The bathroom, a masterpiece of minimalist design, has been renovated to perfection, offering a tranquil retreat for relaxation. Adorned with rose gold finishes, floor-to-ceiling tiles in the shower, and bathed in a beautiful bright light that surrounds the room, it creates an ambiance of luxury and serenity. A highlight of the home is the character-style kitchen, boasting unique tile flooring that adds a touch of personality to the space. This culinary haven also offers ample storage space, ensuring clutter-free countertops and organised living. Additionally, a strategically positioned window provides a picturesque view of the cityscape, infusing the kitchen with natural light and captivating vistas. Outside, a small yet inviting outdoor space awaits, featuring a manageable grassed area that requires minimal maintenance. This space offers the potential for an outdoor setting, providing the perfect opportunity to enjoy it with friends and loved ones. Privacy is ensured by high fencing surrounding the property, creating your own secluded oasis. But there's more – this property also presents an excellent investment opportunity. Currently tenanted until February 2025, it generates a steady rental income of \$460 per week. Beyond its immediate appeal as a comfortable and stylish residence, this property offers long-term financial benefits, making it an enticing prospect for savvy investors. Its ideal location further enhances its appeal, situated just a stone's throw away from Launceston CBD and the Launceston General Hospital. Residents will also appreciate the convenience of being close to all amenities, including the picturesque Cataract Gorge and the bustling Kings Meadows Complex. Don't miss out on the chance to own this piece of South Launceston paradise, where modern comforts meet classic charm in an unbeatable location. Schedule a viewing today and make this property your own.