

# 1 Gloucester Street, West Launceston, Tas 7250

## Sold House

Monday, 14 August 2023



1 Gloucester Street, West Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 703 m2**

**Type: House**



Ananda & Kate

0363431329

**\$690,000**

This stunning home is located with sun and views that will envy all. Elevated and looking straight over the city this home is not to be missed. Renovated and updated in recent years to the 3 bedroom stunner we see today, the property includes a large combined lounge and dining space that takes in the surrounding views. This area includes beautiful polished timber flooring, plus access out to the timber deck, the perfect position to enjoy a cheeky glass of wine at the end of the day. The master bedroom is a great size, also located at the front of the home, it includes a large built-in robe plus ensuite and study/home office space. The additional bedrooms are serviced by the family bathroom with a separate shower and bath. This home includes double glazing, 3x reverse cycle air conditioners, has been re-wired, new roof and guttering installed plus new led lighting installed recently. The new owners can enjoy the low-maintenance home the current owners have created. Externally this property has a large rear yard and timber entertaining decks at the rear. Plus a separately titled adjoining block ideal to park a boat, caravan or trailer with vehicular access to a private road. The gardens and yards are fully fenced, safe and secure for children and pets to play. Under the home is a double garage plus workshop storage with an additional toilet. - Mountain and city views; - Double glazing, reverse cycle air-conditioning; - New roof & guttering; - Great backyard with loads of entertaining options; - Double garage plus separate workshop - Adjoining block Council rates: \$430 p/q approx. Water rates: \$260 p/q approx. Building size: 175m<sup>2</sup> approx. Land size: 703m<sup>2</sup> approx. Year built: 1935 Key 2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.