

13 Basin Road, West Launceston, Tas 7250

livinghere

House For Sale

Tuesday, 12 March 2024

13 Basin Road, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 581 m2

Type: House



Lochie Reid

0363323500

Offers Over \$585,000

For more than four decades, the current owners have cherished this property, over time transforming it into an exceptional family home that exudes both character and charm. Ideally situated, it offers convenient access to one of Launceston's iconic landmarks, the Cataract Gorge, and is only a five-minute drive from the heart of Launceston CBD. Entering through the covered porch, panoramic city views unfold. The formal entry hall, adorned with decorative timber fretwork, introduces the distinctive character and charm of this home. Featuring three generously sized bedrooms, the master offers built-in storage and an exceptional bay window with a built-in seat. The expansive central bathroom impresses with its size, showcasing a free-standing bath and a walk-in shower. A dedicated study serves as an ideal home office or additional storage space, complemented by ample storage options throughout the entire home. The open-plan living and dining area, spread across two levels, provides the perfect blend of separation and integration. The updated kitchen seamlessly connects to the laundry, a second bathroom, and, through glass doors, extends to the covered outdoor entertaining deck. Adjacent to this area, there is a 7x4.8m workshop/garage with a connecting carport. You can access the rear yard from the covered entertaining area, it is designed to be low-maintenance for effortless care. Prominent features of this property include: • two reverse cycle systems & wood fire heating • expansive central bathroom with free-standing bath • three spacious bedrooms plus separate home office • covered outdoor entertaining space with built-in bench • covered front porch with incredible city views • preserved original period detailing • low maintenance gardens Situated within walking distance to the CBD and with schools, shops, supermarkets, and all city conveniences nearby, various walking tracks, including the Zig Zag Track and of course the Cataract Gorge. Contact Lochie today to register your interest.