

# 13 Eardley Street, South Launceston, Tas 7249



## House For Sale

Tuesday, 6 February 2024

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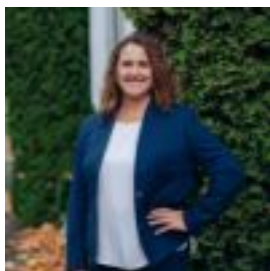
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 431 m2**

**Type: House**



Kellie Potter

0419358466

## Offers Over \$465,000

Welcome to 13 Eardley Street, South Launceston. This light-filled and warm inviting 1930's residence is a sanctuary of comfort and style. As you step inside, you'll be greeted by an abundance of natural light, creating a welcoming atmosphere throughout the entire home. The living areas offer stunning views, making every moment spent indoors a visual treat. The modern kitchen is a chef's delight, featuring quality appliances and a convenient walk-in pantry for all your storage needs. Cooking and entertaining will be a joy in this well-designed culinary space. The main bedroom has an adjoining sunroom which is a delightful retreat, perfect for soaking in the sunlight and enjoying your morning coffee. Two of the three bedrooms have built-in robes and the versatile third bedroom can also serve as a study, adapting to your lifestyle needs. The home is practical with plenty of storage throughout, including a separate laundry and a second toilet for added convenience. The low-maintenance yard allows for easy care, ensuring you have more time to relax and enjoy your surroundings. Off-street parking adds a practical touch, making coming home a breeze. Don't miss the opportunity to make this exceptional property yours- where light, warmth, and convenience seamlessly come together in a perfect blend of modern living. Located on a quiet street, this home ensures tranquility and privacy, providing a peaceful haven after a busy day. The convenience of walking distance to the hospital and cbd through Coronation Park adds to the desirability of the location. • 1930s character home • Convenient location • Stroll to hospital & cbd • 3 bedrooms, 1 bathroom • Well appointed kitchen" Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."