

15 Wilhelmina Avenue, West Launceston, Tas 7250



House For Sale

Friday, 8 March 2024

15 Wilhelmina Avenue, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1884 m2

Type: House



Richard Sims
0363344299



Erin OGrady
0363344299

Best Offers Over \$590,000

Nestled in the highly sought-after area of West Launceston, 15 Wilhelmina Avenue offers a solid brick home boasting captivating views overlooking the picturesque landscape of Launceston and its surrounds. Situated down an internal driveway, this residence offers great privacy and space occupying approximately 1,884m² of land. As you enter the property, you're greeted by the warm glow of natural light flooding through ceiling-to-floor windows in the living spaces, showcasing captivating views overlooking Launceston and its beautiful surrounds. The interior of the home boasts a seamless flow between the sunlit living and kitchen areas, creating an inviting space to relax and entertain. The functional kitchen is tidy and well-appointed, while the adjoining living/dining area provides a cozy atmosphere to enjoy the views. Accommodation is provided by three bedrooms, all featuring built-in robes, serviced by a central bathroom with a separate toilet for added convenience. Downstairs, a spacious rumpus area offers versatility, perfect for use as a fourth bedroom, guest retreat, or additional living space. This lower level also features a separate laundry and ample under-house storage. Externally, the property delights with its established gardens, complete with an array of fruit trees and veggie beds. Parking is a breeze with a single carport and additional off-street parking available. Conveniently located in West Launceston, residents enjoy easy access to local walking tracks, the iconic Cataract Gorge, West Launceston Primary School, and nearby amenities such as the Brougham Street IGA. With the Launceston CBD just a short distance away, this home presents a fantastic opportunity for a variety of buyers to make their mark and create their dream lifestyle in this coveted locale. -? Captivating views; -? Quiet & private location; -? Large block; -? 3 bedrooms plus rumpus room; -? Located down internal driveway. Year Built: 1966 House Size: 94sqm Land Size: 1,884sqm Municipality: Launceston City Council School Catchments: West Launceston Primary & Launceston College Zoning: Low Density Residential Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.