

# 16 Vaux Street, West Launceston, Tas 7250

livinghere

## House For Sale

Wednesday, 8 May 2024

16 Vaux Street, West Launceston, Tas 7250

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



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## Expressions of Interest

Boasting a sought after location, within the coveted inner-ring suburb of West Launceston, this property offers a harmonious fusion of quality construction, convenience and exceptional amenities. Upon entry, you'll be greeted by a warm kitchen and dining area adorned with Tasmanian hardwood timber floorboards which feature throughout the home. The modern kitchen is equipped with quality appliances and ample cupboard and bench space. The spacious family living area, with feature parquet floors, enjoys abundant natural light and features a reverse cycle heat pump for optimal comfort year-round. Sliding doors lead to an adjacent undercover entertaining area, ideal for hosting family and friends. Each of the four bedrooms is positioned to provide flexibility and privacy for the occupants, with the option for utilising one as a home office or study. They are well proportioned and include built-in robes. The contemporary bathroom boasts a large shower and double vanity and provides the convenience of a separate toilet. Additionally, there's a separate laundry for added functionality. In addition to the design features of the home, 16 Vaux Street presents ample storage options with both a large workshop, and garage space. These spaces accommodate two cars and the workshop area is complete with its own WC. Outside, low-maintenance gardens surround a second entertaining space and a large pool with solar heating, perfect for family recreation time. The well-kept gardens create a vibrant backdrop set against the swimming pool and the large 1000m<sup>2</sup>+ site. This property offers versatility and convenience, all within a short drive to Launceston CBD, the iconic Cataract Gorge and nearby shops and schools. For more information or to book an inspection, call Thomas today.