

**172 Abbott Street, Newstead, Tas 7250**

**HARRISON**  
AGENTS

**Sold House**

Thursday, 24 August 2023

172 Abbott Street, Newstead, Tas 7250

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 856 m2**

**Type: House**



Michael Dearsley  
0363326433



Siofra Egan  
0363326433

**\$785,000**

Introducing an exquisite three-level residence meticulously crafted to meet the evolving needs of a growing family. This remarkable home showcases five generously proportioned bedrooms, including a luxurious ensuite adjoining the main bedroom, complemented by three additional well-appointed bathrooms, a convenient powder room, a versatile study, and an array of other exceptional features. Radiating sophistication, the residence is graced with polished timber floors that exude elegance, freshly applied paint that enhances its appeal, new blinds, and plush carpets that offer comfort underfoot. Sunlight filters abundantly into the living areas and bedrooms, casting a warm and inviting glow throughout the day, fostering a cozy ambience. The ample laundry and mudroom provide expansive storage solutions tailored to accommodate even the most sizable families. To ensure optimal comfort, the property is equipped with strategically positioned heat pumps that maintain the ideal temperature year-round, elevating the living experience across all seasons. The ground level of the home encompasses a capacious garage, additional storage space, and a seamlessly accessible rumpus room, ensuring ultimate convenience. The garage boasts remote-controlled functionality, streamlining daily life. An added allure of this property is its secure rear yard, which boasts the unique advantage of bordering a pristine reserve, offering both tranquillity and a seamless connection to nature. Nestled in close proximity to Launceston's premier school catchments and an array of shopping options, this residence encapsulates the epitome of modern family living fused with convenience. This exceptional property presents an unparalleled opportunity to secure a residence that harmoniously amalgamates space, style, and practicality in an ideal sanctuary for a growing family. Year Built: 1963 Date of extension: 1970 House Size: 241m<sup>2</sup> + 20m<sup>2</sup> (approx) garage Land Size: 856m<sup>2</sup> Municipality: Launceston Council Zoning: General Residential School Catchments: Scotch Oakburn, St. Thomas Mores, Queechy High School, East Launceston Primary & Punchbowl Primary