

# 2/2 Granville Street, West Launceston, Tas 7250

## Sold House

Wednesday, 23 August 2023

2/2 Granville Street, West Launceston, Tas 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 265 m2**

**Type: House**



Ann Lifshen  
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**\$595,000**

Introducing 2/2 Granville Street, West Launceston, a near-new contemporary townhouse that is fresh and fashion forward. Are you looking for a low-maintenance pad where there's nothing to do but move in and enjoy, then this chic build may just be the right home for you? Ideally located just 4 minutes from Launceston's city centre and the Launceston General Hospital and a stroll to West Launceston Primary School and the iconic Cataract Gorge. North-facing, so drenched with sun and light-filled, the open plan living area provides an inviting space to enjoy with all the modern comforts one would expect and gorgeous outlook. You will see quality finishes at every turn with a neutral colour palate throughout that will appeal to a wide demographic. The spacious kitchen boasts plenty of storage with Fisher & Paykel integrated oven, hot plates and dishwasher. The luxurious bathroom boasts floor-heating, a stylish free-standing bath-tub and separate shower with a European laundry, cleverly concealed behind hallway doors. Features include reverse cycle heating, large double garage with third car-pad, private outdoor entertaining space and bedrooms all with built-in wardrobes. Perfect for executive couples, first home buyers, busy working singles or Investors. Built: 2021 Land Size: 265m<sup>2</sup> Building Size: 134m<sup>2</sup> Council Rates: Approx: \$1500 per year Water Rates: Approx: \$1000 per year Zoning: General Residential Rental appraisal: Up to \$600 per week\*\* Harcourts Launceston 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. All measurements are approximate\*\*