

**2/34A Eardley Street, South Launceston, Tas 7249**



**Sold House**

Monday, 14 August 2023

2/34A Eardley Street, South Launceston, Tas 7249

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Area: 412 m2**

**Type: House**

**\$705,000**

If class, quality and privacy is what you are after then look no further. This striking property is set on one level and just perfect for those looking to downsize. Offering architectural features throughout including high ceilings, large skylights, statement fixture pieces and high end, quality finishes. Indoor outdoor living and year round entertaining is made easy with large sliding doors in the lounge and bi-fold windows in the kitchen to connect all living spaces so effortlessly. The kitchen is truly the heart of this home; this space exudes quality with marble granite bench tops, gas Ariston cook top, Westinghouse fridge/freezer, plenty of bench space and an impressive butler's pantry which features heaps of extra storage space and an airflow bar fridge. Double glazed windows, insulation and a Rinnai gas heater ensures you remain warm year round while the North Easterly aspect allows for the morning sun to naturally warm the open plan living and dining space. Both bedrooms are large in size boasting generous built in wardrobes and luxurious ensuites with walk in shower, vanity and skylights to compliment the crisp white tiles. The outdoor courtyard is an entertainers dream. This space is incredibly private, low maintenance and really lights up at dusk with outdoor lighting that frames the deck. A double car garage with internal access offers security while additional off street parking is available. Best of all you will have no close neighbors and your own private title with no body corp. fees! Occupying a prime position on the fringe of Launceston's CBD and within easy walking distance of the Launceston General Hospital, this beautiful South Launceston home is ideal for those who like to travel, give me a call today!