

# 2/4 Merrys Lane, West Launceston, Tas 7250



## Sold Unit

Wednesday, 13 September 2023

2/4 Merrys Lane, West Launceston, Tas 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 70 m2**

**Type: Unit**

**\$440,000**

This stand-alone villa sits in one of Launceston's most sought-after suburbs and comes with extra features that are usually only found in a larger family home. There's no body corporate to worry about and the home is elevated with the perfect orientation to take in all-day sun and the magnificent views. Our vendors are only the second owners since being built and their pride shines through from every angle. The list of features is simply too long to mention, but main features include: Warm timber kitchen with loads of bench space and quality appliances Razor sharp family friendly bathroom with separate toilet Large bedrooms, both with built-in robes Insulated ceiling Daikin reverse cycle heating and cooling and ducts to evenly distribute heat throughout Security cameras and alarm system Fully weatherproof undercover outdoor entertaining area, perfect for barbequing and entertaining all year round Internal access garage with remote entry, plus secondary garage with front and rear roller doors, providing straight-through access to the yard Safe and secure fully fenced yard To really complete the package, it's only a short 12 minute 900m walk to the Launceston General Hospital and less than two kilometres from the City Centre. This really is one of those homes that needs to be seen to be appreciated and our vendors MUST have a contract this month. Please call Harley for more information today