

# 2 Ashby Street, East Launceston, Tas 7250

## Sold House

Saturday, 12 August 2023

2 Ashby Street, East Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 438 m<sup>2</sup>

Type: House



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**\$645,000**

Nestled within the highly sought-after East Launceston locale, this character-filled solid brick residence emanates a discreet and alluring charm. With irresistible grace and an exquisite display of period details, this home effortlessly captures the heart, enchanting all who step inside. From the very first glance, a captivating brick archway welcomes you, leading you into a well-designed and functional floor plan, where each element has been thoughtfully curated to create a sophisticated and elegant living space. The grandeur of high ceilings and strategically placed windows bring the outside world in, offering mesmerising vistas of leafy surroundings and majestic mountain views. A beautiful fireplace, adorned with a timeless brick arch, accompanied by a reverse cycle unit, ensures comfort and warmth throughout the year, enveloping the home in a cozy ambiance. The charm continues with leadlight glass windows that gracefully reflect the play of light, adding a touch of artistry to the living experience. Three well-appointed bedrooms provide ample space for relaxation and privacy, catering to the needs of a discerning family. The appeal of this elegant home extends outdoors, where a low maintenance yard space beckons you to unwind and revel in moments of tranquillity. The easy-to-maintain yard offers the luxury of more time to indulge in leisurely pursuits, all while being in close proximity to the vibrant city life that awaits just moments away. With a lock-up garage thoughtfully tucked underneath to store valuables additional off street parking is included for ease and convenience. Council rates: \$1898 p/a Water rates: \$1072 Rental estimate: TBA House size: 116 Land size: 438