

# 2 Hartnoll Place, Evandale, Tas 7212



## House For Sale

Tuesday, 9 January 2024

2 Hartnoll Place, Evandale, Tas 7212

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1004 m2

Type: House



Stuart McLeod



Jack McCarthy  
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## Expressions of Interest

Welcome to 2 Hartnoll Place in the heart of the historical town of Evandale! Nestled on a generous and level corner block of 1004m<sup>2</sup>, this charming brick home is a testament to both style and functionality. Boasting 150m<sup>2</sup> of well-designed living space, this residence offers the perfect blend of modern comfort and classic appeal. Boasting three good size bedrooms with built in robes, master with ensuite, second or third with built in student desk for convenience, large open plan kitchen and dining featuring beautiful solid blackwood cabinetry with loads of storage, double draw dishwasher and great appliances. Large formal living area to the front with fantastic additional family room for family gatherings or children to entertain themselves indoors. This home also features ducted electric heating and cooling throughout giving occupants ambient comfort all year round. The large corner allotment has been meticulously maintained and is fully landscaped and planted out with established trees and shrubs with lovely green lawns with semi automatic watering system installed. Out door entertaining also features a terrific brick built in BBQ. This home is also fitted with a Quantum hot water system and large solar panel system minimising the energy usage immensely which with today's rising costs the new owners will benefit greatly from the rewards this system provides. Vehicles have not been left out here either with a single lock-up garage on one side of the home and the additional convenience of a large 3-car Cyclad carport on the other. Don't miss the opportunity to make this house your dream home! Immerse yourself in the rich history of Evandale, renowned for its fantastic weekend markets and annual Penny Farthing competitions, schools, two great hotels, library, tennis club, cafe's and bakery and the list goes on all while enjoying the convenience of 7 min close proximity to Launceston Airport and 15 mins to CBD. Arrange your private viewing today and step into a lifestyle of comfort, sophistication, and unparalleled charm. \*\* View Real Estate Launceston has obtained the information in this file from what we believe is reliable sources and has no reason to doubt its accuracy however we cannot guarantee its exactness. Prospective purchasers are advised to carry out their own inquiries. All measurements are approximate. \*\*