

# 3/31 Connaught Crescent, West Launceston, Tas 7250



## Sold Unit

Monday, 14 August 2023

3/31 Connaught Crescent, West Launceston, Tas 7250

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



Brad Ball

0499559045

**\$380,000**

Discover your next home or the perfect investment opportunity at 3/31 Connaught Crescent, situated in the highly sought-after suburb of West Launceston. This immaculate 2-bedroom, 1-bathroom unit offers a comfortable and convenient lifestyle for first home buyers, investors, retirees, or those looking to downsize. Nestled on a generous 220 square metre land parcel, this low maintenance brick home is an absolute gem. The well-designed layout offers a welcoming living space, two spacious bedrooms and a functional kitchen and bathroom. Step outside to find the neat and tidy, low maintenance gardens, offering a serene retreat to relax and unwind. The property is complete with a single carport, providing secure off-street parking for your vehicle. The fantastic location of this home ensures you are only moments away from the Launceston General Hospital, making it ideal for those in the medical profession. Doctors, supermarkets, schools, and other essential conveniences are all within easy reach, ensuring a hassle-free lifestyle. The charming West Launceston neighbourhood offers a fantastic sense of community, with an array of local parks, walking trails, and recreational facilities to enjoy. The convenience of this location combined with the exceptional value of this property ensures it will not last long on the market. Don't miss your opportunity to secure a piece of West Launceston's coveted real estate. Whether you are a first home buyer, investor, retiree, or downsizer, this property offers an incredible opportunity for all. Contact us today to arrange an inspection of this delightful home and take the first step towards a life of comfort and convenience at 3/31 Connaught Crescent.\*We have in preparing this listing used our best endeavours to ensure the information is true & accurate. Prospective purchasers are advised to carry out their own investigations.