

**3/42 Abbott Street, East Launceston, Tas 7250**



**Sold Unit**

Saturday, 12 August 2023

3/42 Abbott Street, East Launceston, Tas 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 93 m2**

**Type: Unit**



Richard Bailey  
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**\$515,000**

This sunny unit boasts an open-plan layout, combining the kitchen, dining and lounge areas into a harmonious space. With the gentle warmth of a heat pump you'll stay cozy throughout the year, embracing the sunlight that fills the room from dawn to dusk. Soak in the sun's rays on the lovely balcony, extending from the living area where you can enjoy morning coffee or evening gatherings with friends and family. This unit offers practicality at its finest, featuring a separate laundry room with generous storage options, making household chores a breeze. Both bedrooms come with built-in wardrobes, providing ample space to keep your belongings organised and out of sight. Embrace the low-maintenance lifestyle as this unit offers a compact, fully fenced yard. A garage with a remote roller door offers secure parking for your vehicle, while the additional off-street parking spot provides even more convenience. The unit is set back from the road, ensuring a tranquil atmosphere where peace and quiet reign. Yet, you'll find the property still conveniently within walking distance to local shops, cafes, and schools, making it ideal for families and those seeking a sought-after location. If you're yearning for a perfect blend of comfort, convenience, and charm, look no further than this sunny unit with a captivating open-plan layout, a sunny balcony, and all the features you desire. Council Rates approx. \$1700 p.a. Water Rates approx \$1200 p.a.