

# 3 Sherwins Avenue, Launceston, Tas 7250

## House For Sale

Tuesday, 13 February 2024

BC  
BUSHBY CREESE

3 Sherwins Avenue, Launceston, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



GEORGE BUSHBY  
0459954331



JOSCELYN CREESE  
0459954331

## Offers Over \$875k

This recently completed contemporary residence offers low-maintenance inner-city living with dual-income potential. Privately positioned on a quiet, no-through street, this stylish townhouse presents in excellent condition enhanced by a northern orientation and large glass windows flooding the interior with natural light, creating a spacious ambience over two levels. The upper level comprises of two bedrooms both generous in size with built-in robes, a central bathroom, and a well-appointed open-plan kitchen and living domain. Large glass stacker doors extend the living zone out onto the balcony, creating the perfect backdrop for indoor/outdoor living. The lower level accommodates another central bathroom, spacious laundry, and a further two bedrooms. The fourth bedroom offers a versatile space with external access and plumbing connected to easily create a self-contained studio if desired. Securely set beyond a remote-control door the garage offers two car spaces and internal access into the home. Designed with a focus on sophisticated style, this four-bedroom town residence delivers an easy-care lifestyle. Ideally located a short walk to all amenities including: local favourite restaurants and cafes, multiple grocers, the iconic Launceston Gorge, Launceston General Hospital, multiple parklands, and the Launceston CBD. If you would like more information or to inspect this property please get in contact with us today.\*\*Bushby Creese has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate\*\*