

**3 Westbury Road, South Launceston, Tas 7249**



**Sold House**

Friday, 18 August 2023

3 Westbury Road, South Launceston, Tas 7249

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 139 m2**

**Type: House**

**\$525,000**

A picture perfect home with 1920's charm, positioned in the highly sought after location of South Launceston. The character this home displays will wow you right from the minute you lay eyes on it. It is neat as a pin and has been maintained to perfection with a neutral colour palette complementary to the home's stylish design. You are instantly greeted with a new high fence, with electric gate, and a delightful front porch. Stepping inside, the entrance hall and high ceilings give a spacious feel. The floorplan is versatile and can be configured to suit your lifestyle. The layout comprises of 3 brilliant sized bedrooms, plus a sunroom/study located off the main bedroom, a centrally located bathroom, complete with a claw foot bath, and an additional updated bathroom offering a second toilet and shower, which also includes the laundry. The living and dining rooms are positioned individually by the kitchen, which hosts an abundance of cupboard space with quality appliances including, wall over, gas cooktop and dishwasher. There is also cosy bench seat to provide additional seating to sit and read your favourite book or sip your favourite drink. The spacious separate lounge, with room for a formal dining area, is the centre point of the home, keeping you warm during the cooler months with the original open fire place. The living/dining room features a glass sliding door leading out onto the large deck. A compact but perfectly planned garden compliments the home making it low maintenance and leaving you with more time to spend with family. With abundant features and renovations throughout the property, including Mitsubishi Ducted heating and cooling, polished timber floors, stain glass windows, recently painted inside and out, great under house storage and single carport with remote gate access, this is a great opportunity to purchase a character rich home located only minutes to the city.\*Peter Lees Real Estate has used a variety of sources to obtain information relating to this property. We believe all are reliable sources and have no reason to doubt the accuracy of the information, however we cannot guarantee it. Prospective purchasers are advised to make their own enquiries. Boundary lines are indicative only.