

**30 Granville Street, West Launceston, Tas 7250**



**House For Sale**

Thursday, 13 June 2024

30 Granville Street, West Launceston, Tas 7250

**Bedrooms: 5**

**Bathrooms: 2**

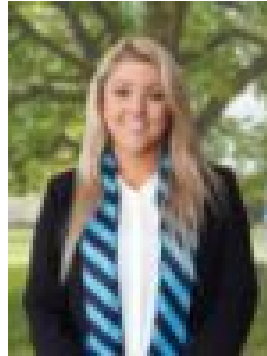
**Parkings: 4**

**Area: 853 m2**

**Type: House**



Chelsea Briggs  
0363912911



Shelley Spencer  
0409660438

## Best Offers Over \$895,000

Located in the desirable area of West Launceston, just 2 kilometers from the Launceston CBD, this beautifully maintained home offers an abundance of features and an ideal living environment for families and investors alike. With five bedrooms and a versatile floorplan, this property includes a studio accommodation downstairs with Council approval for Air BNB. The studio space is a standout feature, offering light-filled open-plan living, a bathroom, and a kitchenette with ample storage options. This area is perfect for earning additional income, working from home, or providing an independent living space for grandparents or teenagers. Upstairs, you'll find four bedrooms with built-in robes, all serviced by a central bathroom complete with a bath, shower, vanity, and separate toilet. The living room offers breathtaking views across the city, complemented by the cozy ambiance of a wood heater. The kitchen, also capturing those fantastic views, features great storage, ample bench space, and quality appliances. Step outside to your perfect little haven. The undercover entertaining area is surrounded by a beautifully nurtured garden, boasting an abundance of fruit trees, roses, bulbs, and perennials. This garden is ideal for relaxing and enjoying nature's bounty. Further features of this exceptional home include ducted heating, double glazed windows, dual access, 5 KW solar panels and solar hot water, LED energy-efficient lighting, a two-car carport, a garden shed, and a separate laundry. The location is unbeatable, being within walking distance to local schools and shops, making daily errands and commutes a breeze. Don't miss the opportunity to make this incredible property your new home. Whether you're looking for a place with income potential, a family home with room to grow, or simply a serene living space with stunning views, this property has it all. The Facts: • Land Size: 853m<sup>2</sup> • Building size: 223m<sup>2</sup> • Year built: 1965 Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.