

31 Waroona Street, Youngtown, Tas 7249



Sold House

Saturday, 12 August 2023

31 Waroona Street, Youngtown, Tas 7249

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 736 m2

Type: House



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\$540,000

Step into your dream home with a great wide entrance space that welcomes you into the main living zone. The open-plan living and kitchen area has been recently updated, boasting a free-flowing floorplan that seamlessly connects all living spaces. Prepare to be impressed by the kitchen space, offering ample bench and cupboard space, complete with a large island bench overlooking the living area. Top-quality appliances make cooking an absolute breeze, ensuring culinary delights for you and your loved ones. The living space is bathed in natural sunlight, providing a warm and inviting ambiance. Take in the elevated views overlooking the charming suburb, creating the perfect environment for relaxation and family gatherings. Stay comfortable throughout the year with the convenience of a reverse cycle air conditioner and the added comfort of a wood heater, ideal for those cosy evenings. The home also features a heat transfer kit, ensuring every corner of the house is kept comfortable, no matter the season. There are three spacious bedrooms all bathed in natural sunlight and all feature new carpet throughout. Two of these rooms feature built-in robes, adding convenience and storage space. The central bathroom is conventionally located and has recently been updated and features a separate walk-in shower. For your convenience, there's a separate laundry space with ample storage options. Positioned at the back of the home, you'll find a versatile sunroom overlooking the backyard - an ideal spot for relaxation or as a functional home office. Step outside and be delighted by the spacious, fully fenced yard with an electric gate, ensuring both security and privacy. The yard is of low maintenance and backs onto the South Launceston Football oval. The home offers a double garage which features a fantastic workplace area and remote roller doors, providing a safe haven for your vehicles with additional off-street parking, your friends and family will always have a place to park. Located just moments away from local primary and high schools, as well as the Kings Meadows shopping centre, this property is perfectly positioned for a convenient lifestyle. Enjoy the benefit of a 10-minute drive to the Launceston CBD and easy access to the airport. Don't miss out on this opportunity to own a delightful family home that combines comfort, style, and convenience in one incredible package.

- Open-plan living and kitchen area recently updated;
- Free-flowing floorplan for easy movement;
- Kitchen with good bench and cupboard space, large island bench;
- Reverse cycle air conditioner and wood heater for year-round comfort;
- Heat transfer kit for whole-house comfort;
- 3 spacious bedrooms with new carpet;
- Spacious fully fenced yard with an electric gate;
- Low maintenance yard backing onto South Launceston football oval;
- Double garage with a workplace area and remote roller doors.

Year Built: 1959
House Size: 104m²
Land Size: 736m²
Council Rates: \$1,620 pa approx
Water Rates: \$1,200 pa approx
Municipality: Launceston City
School Catchments: Youngtown Primary, Kings Meadows High
Zoning: General Residential
Sims for Property 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.