

36 Merivale Street, South Launceston, Tas 7249

livinghere

Sold House

Monday, 14 August 2023

36 Merivale Street, South Launceston, Tas 7249

Bedrooms: 3

Bathrooms: 2

Area: 668 m2

Type: House



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Contact agent

This charming brick family home embodies all of the charm of the 1950s while seamlessly integrating modern upgrades for enhanced comfort and energy efficiency. With three bedrooms and two bathrooms, this property is perfect for families or those looking for a comfortable and inviting home. One of the standout features of this residence is the panoramic views that can be enjoyed from the rear of the property. From the garden facing deck and kitchen, you can take in the picturesque vistas that stretch across the valley, encompassing the vibrant city of Launceston, and even extending all the way to the serene Tamar River. It's an idyllic setting that will captivate you from the moment you arrive. The principal and upper levels of this home have been thoughtfully updated to meet the needs of modern living. The renovated kitchen with its granite benchtops is a centerpiece, blending contemporary style with functionality. With its sleek finishes and modern appliances, it is a joy to prepare meals while enjoying the stunning views outside. Additionally, the large wrapping deck offers ample space for outdoor relaxation or entertaining, making it a perfect spot to create lasting memories with family and friends. Step back inside, and you'll discover architectural details reminiscent of the 1950s era when the home was constructed. The decorative plaster mouldings, solid timber floors, and architraves add character and charm to the living spaces, evoking a sense of nostalgia and timelessness. Modern improvements have been seamlessly integrated to enhance the home's efficiency and sustainability. The thermal upgrades to the building envelope ensure optimised insulation, keeping the interior cozy in the winter and cool in the summer. This includes the advanced double glazing window system and the introduction of a solar array providing both energy efficiency and lowers utility costs, allowing you to enjoy the benefits of greener living. The lower level of the property provides additional versatility with a series of ancillary spaces. A large laundry area offers ample storage and convenience as well as significant undercroft storage beneath the principal level. Furthermore, a flexible space awaits, ready to adapt to your specific needs. This area can be transformed into a home office, a sitting space, or even a creative studio-let your imagination run wild. The property's landscaping has been crafted to reflect family needs, creating an inviting outdoor space that complements the natural beauty of the Launceston surroundings. Whether you prefer to relax in the garden or entertain guests on the deck, the property offers the perfect setting for outdoor enjoyment. In summary, 36 Merivale Street is a robust and much loved family home offering a blend of timeless elegance and modern comfort. With its panoramic views, renovated kitchen, thermally efficient double glazing, and architectural details that pay homage to its 1950s roots, this home offers a unique living experience. The solar array, thermal upgrades, and landscaped gardens further enhance the property's appeal. Contact us today to arrange a viewing and secure your own piece of South Launceston paradise!