

**39 Moore Street, Westbury, Tas 7303**



**Sold House**

Friday, 20 October 2023

39 Moore Street, Westbury, Tas 7303

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 5050 m2**

**Type: House**



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**\$755,000**

Surrounded by some 5050m<sup>2</sup> featuring established gardens, great spaces for entertaining and that sense of serenity that only a quiet country setting can create, the mood here is instantly welcoming, the feel is beautifully rural and yet you're only minutes from Westbury township and within easy reach of Launceston's city centre. Accessed by automatic gate and approached by a driveway that circles around in front the house, the exceptional first impressions are immediately matched by the appeal of bright indoor spaces featuring Tasmanian oak floorboards and beautiful outlooks. The kitchen's modern efficiency complements the character of dual living zones and the dining area of a design in which three bedrooms and two bathrooms include a main bedroom featuring under-floor heating in its ensuite. An open fire-place and a heat transfer system ensure the comfort is constant while aspects from every room bring a sense of the outdoor beauty in. Bore water accessed at two separate points and three water tanks with pumps including a twin 24,000l tanks and a single 10,000L tank ensure the scenery retains its greenery, enjoyed from paved expanses created with entertaining in mind. A double garage, three carports, a workshop, garden shed and storage accompany the gardens and contribute ideal convenience to a captivating property. For more information or to arrange a site inspection please contact Jessica Hogarth on 0488 016 035 or Lochie Rooney on 0408 073 118.