

**3A Murfett Street, Cressy, Tas 7302**

**House For Sale**

Wednesday, 17 January 2024

3A Murfett Street, Cressy, Tas 7302

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1015 m2**

**Type: House**



Jo Eady

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## Discuss with Agent

When a family comes together they enjoy their living spaces, their cooking and incorporate family gatherings, family pets and all that makes a house a home. This one is just that.! It's well lived in, well loved and faces out over a rural setting in Cressy. The home takes on a cottage feel and is surrounded by the cottage garden at the entrance, there is a rainwater tank, an area for the dogs, chooks and much more at the rear of this deceptively large/long block. There is ample gated side access if you have trailers or a caravan etc. Cressy continues to be a sought after location being an easy commute to Launceston City and is the Gateway to the Lakes region and Trout fishing. The school caters from Primary to Year 12. There is a fabulous bakery, heated public pool, restaurant, IGA, fuel and all you will need perhaps. The home has a circular drive at the front of the home and it is also possible to navigate a vehicle around the home at the rear. \* Built in April 2013 on a generous sized block of 1015m<sup>2</sup> block (Builder Lawson Homes)\* The home size is approx. 124.8m<sup>2</sup> (not including verandah)\* 18 Solar Panels and 6kw just 2yo\* Double garage of 6m x 6m with side carport of 6x3m, suitable for 3 vehicles \* The carport is regularly used for an undercover entertaining area with BBQ \* 3 bedrooms and the 4th currently used as a large home office/library area\* Timed watering system to all gardens externally \* The kitchen has loads of bench space and a dishwasher Distance to Launceston: 33klm To Cressy District High School: is nearby and public transport Rental Estimate: tba we can put you in touch with reputable property managers Annual Rates: \$1150 approx. Development Zone 10.0 General Residential