

**4/116-118 Balfour Street, Launceston, Tas 7250**



**House For Sale**

Friday, 1 March 2024

4/116-118 Balfour Street, Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1m**

Peacefully nestled within a quiet, gated community this immaculate residence offers a low-maintenance lifestyle right on the doorstep of the CBD. A high-walled entrance, intercom and automatic gates provide an exceptional prelude to this well-kept home. Located at the heart of the home, the open plan kitchen and dining domain enjoy warm natural light from the optimal North/East orientation. Glass doors extend the living zone out to a private, leafy green courtyard featuring a shade awning creating the perfect backdrop for entertaining and relaxing all year round. The kitchen caters to every occasion in style offering an array of storage, a scullery, and a waterfall island bench with extra seating options. The generous lounge area is flooded with natural light and accommodates for a second meals area if desired. Comprising of three bedrooms, the luxurious master suite offers a palatial walk-in robe and ensuite with a bath and the remaining two bedrooms are well appointed and are serviced by a central family bathroom. Designed with functionality in mind this residence offers a powder room on the ground floor, a separate laundry as well as a substantial double-car garage with ample extra storage space and internal access. Ideally located a short walk to the Charles Street Cafe strip, local favourite restaurants, The Cataract Gorge, Launceston General Hospital, multiple parklands, and Launceston CBD. If you would like more information or to inspect this property please get in contact with us today. \*\*Bushby Creese 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. All measurements are approximate\*\*