

# 41 Salisbury Crescent, West Launceston, Tas 7250

## Sold House

Friday, 17 November 2023

41 Salisbury Crescent, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1386 m2

Type: House



Louise Gipton  
0401766350



Sam Woolcock  
0400813033

## Contact agent

The dimensions of the block reach out to reveal sensational rear garden depth in a setting measuring some 1,386 sqm – the views reach far further to capture a fabulous easterly aspect! Such a combination of sights and site makes this three-bedroom property entirely tempting from a range of perspectives in an elevated position that puts West Launceston Primary School, Cataract Gorge and the city all within attractively easy reach. Enticing privacy complements the character of spaces that include a generous living room and a separate, updated kitchen/dining area, each featuring hardwood floors and appealing aspects, both opening to a decked retreat above the garden's expansive proportions. The three bedrooms and central bathroom of the ground floor deliver current day comfort to a design that's further enhanced by a substantial lower-level rumpus room, large storage space and a separate laundry. Off street parking for two cars adds to the present-day profile while scope for updating and expanding, STCA, illustrates the opportunity to take even greater advantage of this address and its amazing outlooks! Rental Appraisal: Up to \$470 per week\*\*\* Knight Frank 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. \*\*\*