

# 44 Richard Street, Prospect Vale, Tas 7250



## House For Sale

Tuesday, 19 March 2024

44 Richard Street, Prospect Vale, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 803 m2

Type: House



Lochie Rooney  
0408073118



Alyce Fleming  
0499082614

## Offers Over \$780,000

A home that has demonstrated its appeal to the same family for the past 16 years now offers new owners the opportunity to appreciate its superb combination of indoor and outdoor spaces in a location defined by an ideal balance of quiet and convenience. Central living and dining areas, a separate lounge and a dedicated study are arranged around a kitchen that's sky-lit, contemporary and complemented by appliances and tiled splashbacks, both in gleaming black. Four bedrooms, including a main bedroom with an ensuite, illustrate the character and the comfort of the accommodation, enhanced by a fabulous renovated family bathroom and the convenience of a separate laundry. An enclosed entertaining area seamlessly melds indoor and alfresco allure, equipped with its own wood burning heater, flat screen TV wall mount and bistro blinds. Beyond, an attractive garden backdrop delivers pleasing dimensions. An internally accessed double garage is spacious and secure while a wide side drive arrives at the exceptional, additional garage/workshop/shed. Solar panels apply an energy - and cost - efficient extra asset to an address that's only minutes from Prospect High School, the St Patrick's College campus and Launceston CBD. For more information or to arrange an inspection please contact Lochie Rooney on 0408 073 118.