

# 45 Connaught Crescent, West Launceston, Tas 7250



## House For Sale

Monday, 18 March 2024

45 Connaught Crescent, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 735 m2

Type: House



Kristi Seymour  
0363371777



Jayne Bayles  
0363371777

## Offers Over \$599,000

This super neat home is located in a quiet section of Connaught Crescent, so close to the Cataract Gorge. The sweetest little cottage with an uncomplicated floorplan; this is an excellent (and affordable) opportunity to get into this sought after part of West. Freshly painted on the outside and a recent addition of solar panels; the 735m<sup>2</sup> block is a relatively blank canvas, totally low maintenance but could be transformed into something fantastic. With the CBD moments away by car, a walk or bike ride to work could certainly be an option. The open plan living spaces have a sunny north easterly aspect and a single under house garage provides parking or additional storage.