

# 50 Cheltenham Way, Prospect Vale, Tas 7250

## House For Sale

Tuesday, 20 February 2024

50 Cheltenham Way, Prospect Vale, Tas 7250

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 824 m2**

**Type: House**



Jeremy Wilkinson  
0363379700



Navjot Nav Kaur  
0363379700

## Best Offer Over \$745,000

Nestled in sought-after Prospect Vale, this spacious 336 sqm residence offers ample space for every member of your family to thrive. Boasting a large 8KW solar power system, now is the perfect time to enjoy significant savings on your energy bills. Situated on a generous corner block, this home features a fantastic sunroom, ideal for year-round enjoyment, along with multiple living spaces including an enormous family room and second lounge. With a clever floor plan offering 3 ensuites and a total of 3 bathrooms, convenience and comfort are at the forefront. Retreat to the main bedroom, complete with a huge walk-in wardrobe and spacious ensuite. Accommodating four double bedrooms across two levels, this home caters to your every need. Stay comfortable year-round with reverse cycle air conditioning, while the established gardens and raised vegetable beds add a touch of serenity to your outdoor space. Conveniently located near the Country Club Casino, golf club, supermarkets, schools and shops at Prospect Vale Marketplace, enjoy easy access to all amenities. Plus, with just a 10-minute drive to Launceston's CBD or 11 minutes to the airport, your daily commute has never been easier. Don't miss out on the opportunity to call this your forever home!

**Key Features:**

- Spacious 336 sqm home - enough room for any family to enjoy
- Large 8KW solar power system with inverter - a great time to save on those power bills
- Located in sought after Prospect Vale, situated amongst quality homes
- Positioned on a large corner block
- Fantastic sunroom - large enough to serve as a third living space all year round
- Choice of living spaces include an enormous family room plus a second lounge room
- A clever floor plan provides 3 ensuites with a 2-way bathroom & 3 bathrooms in total
- Main bedroom offers a huge walk-in wardrobe and ensuite with bath, separate shower & bidet
- Four double bedrooms in total- 2 on each level
- Reverse cycle air conditioning - 2 units
- Established gardens including raised vegetable gardens
- Double remote-controlled garage with internal access and off-street parking
- Private and secure yard - perfect for kids & pets
- Close to Country Club Casino and golf club
- Close to supermarkets, schools & shops at Prospect Vale Marketplace
- Just a 10-minute drive to Launceston's CBD or 11 minutes to Launceston Airport

Contact Jeremy Wilkinson or Nav Kaur for your inspection.

Rental estimate: Up to \$600 pw  
House size: 282 sqm  
Land size: 824 sqm  
Built: 1996  
Council: Meander Valley Council  
Zoning: General Residential

\*\*Harcourts Launceston 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\*\*