

**52 Gascoyne Street, Kings Meadows, Tas 7249**

**House For Sale**

Wednesday, 8 November 2023



52 Gascoyne Street, Kings Meadows, Tas 7249

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 969 m2**

**Type: House**



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**\$545,000 - \$595,000**

Introducing 52 Gascoyne Street, Kings Meadows - a solid brick residence that combines both comfort and convenience. Nestled in an elevated position, this charming home is within a leisurely stroll to local shops and schools, making it an ideal choice for families. The property is situated in the heart of a welcoming, family-friendly suburb that exudes a sense of community. Upon entering, you'll find this home thoughtfully designed over two levels. Upstairs, the living space comprises three generously sized bedrooms, two of which feature built-in robes. Each of these bedrooms is drenched in natural sunlight, creating a warm and inviting atmosphere. The central family bathroom has been tastefully updated, offering a separate shower, toilet, and a stylish freestanding bath for relaxation. The living areas are strategically laid out, with the lounge positioned at the front of the home, providing a cozy retreat. Adjacent to this space, the kitchen and dining area seamlessly flow together. The kitchen is equipped with quality appliances and offers ample bench and cupboard space, making it a delightful place to prepare meals. For those seeking more living space, a second living area awaits, illuminated by natural light and offering direct access to the Balcony. This outdoor space is perfect for enjoying the picturesque surroundings, making it an excellent spot to enjoy a morning coffee or have a peaceful moment. This home ensures comfort throughout the year with the inclusion of two reverse cycle air conditioners and a wood heater, perfect for creating a cozy ambiance on those cooler evenings. Moving to the lower level, you'll find the fourth bedroom, which boasts an ensuite. This versatile room can serve as a teenager's retreat, a guest bedroom, or a private haven. Additionally, the lower level offers a spacious rumpus room and a separate large laundry area with direct outdoor access, providing practicality and functionality. Storage is not a concern in this home, as it provides an abundance of storage options throughout. Externally, the property offers a fully fenced yard, ensuring a safe and secure environment for children and pets to enjoy. A brand-new front fence adds to the appeal, enhancing the property's street presence. There's even an under-house workspace, perfect for DIY projects or hobbies. Convenience is at your doorstep, with a single garage and an additional off-street parking space. The property is just moments away from Meadow Mews, local schools, and public transport, and a short drive will take you to the Launceston CBD. This is your opportunity to secure a home that effortlessly combines practicality, comfort, and a wonderful location. Don't miss the chance to make 52 Gascoyne Street your new address. - 4 bedrooms, 2 bathrooms; - Great natural sunlight; - Updated central bathroom with free standing bath; - Two living areas plus rumpus room; - Fantastic storage throughout; - Fully fenced yard with a brand-new front fence. Land size: 969m<sup>2</sup> approx. House size: 152m<sup>2</sup> approx. Water rates: \$1,200.00pa approx. Council rates: \$1,800.00pa approx. Sims for Property 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.