

60 West Church Street, Deloraine, Tas 7304



House For Sale

Saturday, 9 December 2023

60 West Church Street, Deloraine, Tas 7304

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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Offers Over \$539,000

Welcome to 60 West Church Street, Deloraine. Sitting in an elevated north facing position with sweeping views, this brick and tile 3 bedroom home is beautifully presented and ready for its next owners to move in and enjoy all it has to offer. Freshly painted throughout, with a fully renovated bathroom and modern kitchen, there is nothing to do but put the kettle on and relax on the large front verandah and outdoor entertaining area.

WARM AND WELCOMING LIVING AREA With stunning warm polished timber floors and catching the morning sunshine, the generously spacious lounge area features large picture windows plus a wood heater and reverse cycle air conditioning to ensure your comfort no matter what the season.

GENEROUS MODERN KITCHEN AND DINING Entertainers will love the updated kitchen with loads of benchtop space, large pantry, dishwasher, wall oven and ceramic cooktop. There is more than ample space to extend the kitchen with a island bench and perhaps create a casual breakfast bar. Flowing from the kitchen is the sunny dining area with large windows overlooking the beautiful and bountiful front gardens. There is a large heat pump in this open plan area as well.

QUIET AND PRIVATE BEDROOMS Located to the side of the home and offering privacy, are the three bedrooms which all feature built in robes and views out to the renown Quamby mountain range.

RENOVATED BATHROOM AND LARGE LAUNDRY Tastefully renovated and with a separate toilet, the bathroom features a shower over bath - just perfect for families or for those seeking to soak away the day. The large laundry with external access to the back yard is simply fantastic - extensive storage in the built in cupboards, sink and benchtop space makes the most mundane task almost pleasant!

GARDENS AND OUTDOOR SPACE Those with a green thumb will be smitten with the established veggie beds, fruit trees and perhaps Deloraine's most prolific lemon tree! Capturing the afternoon sun, the back yard is fully fenced and sheltered from wind, offering ideal growing conditions or just room for the kids to play. The front gardens are well planned and planted, blooming with a riot of splendid color most of the year round.

WORKSHOP, STUDIO AND REMOTE CONTROLLED GARAGE Storage is abundant under the house with a lock up remote controlled large garage and workshop. There is also a cute yoga art studio / hobby room/she-shed with windows and external access.

IDEAL LOCATION - SCHOOLS, SHOPS, FACILITIES AND MORE Walking distance to all that the charming village of Deloraine has to offer - you will love the various education choices, the picturesque river, art galleries, cafes and restaurants in this friendly vibrant community located just 30 minutes from Devonport and Launceston.

ENERGY EFFICIENT The home is fully insulated in both the ceilings and floors, the windows in the master and dining area are top of the range double glazed and insulated. A rain tank is conveniently located in the garden for green use. Completely replumbed in 2019, the home has been repainted internally in 2023. Very well maintained, this home is move in ready.

MOVE IN OR INVEST AND REAP THE REWARDS Family homes are always in high demand in this area, and should you choose to purchase this delightful home as an investment, the estimated weekly rental is circa \$475 per week. This superb low maintenance family home offers excellent value and will not last long in the current market conditions - please contact Rachel on 0400147020 to arrange a private inspection or attend one of the open homes listed.