

67 Clarence Street, Perth, Tas 7300



House For Sale

Monday, 22 April 2024

67 Clarence Street, Perth, Tas 7300

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1038 m2

Type: House



Jess Christmas and Michael Walsh
0363378000

\$699,000 - \$749,000

67 Clarence Street offers the perfect blend of comfort, convenience, and outdoor appeal. Located within strolling distance of Perth's shop, school and facilities and just 15 mins to the Launceston Hospital and CBD, it offers the best of both worlds and is a home that caters for everyone. Well-positioned on the block creating a circular drive, this sunny home built in 1995 blends spaciousness with functionality. Features of the home include polished floorboards, excellent storage options and ducted heating & cooling for year-round comfort. The master bedroom includes a lovely bay window, walk-in robe and ensuite whilst the 3 further bedrooms are all generous in size with large built-in robes. The blackwood kitchen offers quality benchtops and large walk-in pantry and adjoins the dining area. The family bathroom is well laid out with dual access to the separate toilet and laundry. A real highlight is the fantastic indoor/outdoor entertaining deck with automatic vergola, creating an extra living area and makes catering for friends and family a breeze. Parking options are excellent with a double garage with internal access to the house, plus there's a carport for your boat or campervan, ensuring that all your recreational needs are met. The meticulously maintained garden adds a touch of tranquility to the property, with a hothouse and garden shed for those with green thumbs. Whether you're an avid gardener or simply enjoy spending time outdoors, this garden oasis is sure to delight.

67 Clarence St at a glance:

- Spacious 4 bedroom brick home built in 1995
- Fantastic indoor/outdoor entertaining deck with automatic vergola
- Double garage with internal access plus carport for boat or campervan
- Immaculate garden with hothouse and garden shed
- Walking distance of Perth's school & facilities
- Just a 15 minute drive to the centre of Launceston

Additional Information:

- Land: 1,038sqm
- House: 179sqm
- Year Built: 1995
- Municipality: Northern Midlands
- Rates: Approx \$1,800 per annum
- Water: Approx \$1,100 per annum

Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."