

# 7 Ashleigh Avenue, West Launceston, Tas 7250

## House For Sale

Tuesday, 21 November 2023



7 Ashleigh Avenue, West Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1056 m2**

**Type: House**



Ananda & Kate

## Offers Over \$549,000

Introducing an outstanding opportunity in the highly sought-after location of West Launceston, this charming 3-bedroom, 1-bathroom family residence at 7 Ashleigh Avenue is an absolute must-see! With an impressive land size of 1056 square metres, this beautifully maintained corner block with access off both streets, offers a wealth of possibilities for families and developers alike. Step inside this delightful, low-maintenance brick home and you will be immediately captivated by the warm and welcoming ambience. The living spaces are bathed in natural sunlight, courtesy of the home's desirable sunny aspect, while the bedrooms are all well-sized and inviting. The generously proportioned backyard provides the perfect setting for relaxed family living and entertaining, while the undercover carport ensures secure off-street parking. And what better way to appreciate your new home than by taking in the magnificent city and mountain views from your very own private vantage point? With only one owner to date, this well-loved home is waiting for a new family to create cherished memories in. Developers will also be drawn to this superb offering, with the potential to capitalise on the property's expansive land size and corner positioning. If you're dreaming of a brand new residence (STCA), this enviable West Launceston address provides a solid foundation for your vision to take flight. Don't miss your chance to secure this rare gem – enquire today and discover the many possibilities that await. Council rates: \$1446 p/y approx. Water rates: \$240 p/q approx. Land size: 1,056m<sup>2</sup> approx. Building size: 160m<sup>2</sup> approx. Year built: 1952 Rental Estimate: \$450-\$480 per week approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.