

**7 Taylor Street, Westbury, Tas 7303**

**House For Sale**

Wednesday, 13 December 2023



**7 Taylor Street, Westbury, Tas 7303**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 722 m2**

**Type: House**



Tania Clarke  
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**\$450,000 - \$480,000**

Here is a fabulous opportunity to purchase a solid family home in Westbury. With 3 bedrooms – all with built in robes on the ground level along with a bathroom with separate toilet and upstairs, a modern spacious kitchen and generous living area with a separate study/office nook, this property would make a great first home or investment. Primely positioned on a generous flat fully enclosed block with ample off street parking and plenty of extra storage sheds. Only 25 minutes drive from Launceston CBD, this home has the country feel but with the convenience of local shops & services within easy reach. Features include:

- Generous living area with Reverse Cycle Air conditioning for all year-round comfort
- 3 good sized bedrooms – all with built in robes
- Modern spacious kitchen with dishwasher & island bench
- 20 x solar panels for efficient energy savings
- Large flat fully enclosed block
- Single garage and numerous storage sheds
- 2nd toilet in shed
- Main bathroom with shower over bath & separate toilet
- Study nook at top of stairwell
- Separate office off lounge
- Glass sliding door access onto upstairs balcony

Council rates: \$318 p/q approx. Water rates: \$330 p/q approx. Building size: 140m<sup>2</sup> approx. Land size: 722m<sup>2</sup> approx. Rental Estimate: \$450-\$470 per week 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.