

71 Meredith Crescent, South Launceston, Tas 7249



House For Sale

Monday, 23 October 2023

71 Meredith Crescent, South Launceston, Tas 7249

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 460 m2

Type: House



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Offers Over \$525,000

Introducing 71 Meredith Crescent, South Launceston, a captivating 1930's weatherboard residence that has great charm and character. This lovely home boasts a delightful combination of timeless features and modern updates. Step inside, and you'll be greeted by the warm embrace of great natural light that fills the three spacious bedrooms. Two of these bedrooms offer the convenience of built-in robes, adding to the practicality of the home. The central family bathroom has been thoughtfully updated, with shower, vanity, toilet and also the laundry. One of the standout features of this property is the beautiful polished timber floorboards that flow gracefully throughout the interior, creating an inviting and timeless atmosphere. The open kitchen and dining area are bathed in natural sunlight. The updated kitchen offers ample bench space and storage to meet your needs. Adjacent to this area is the separate living room, offering an ideal gathering spot for the whole family. Enjoy cozy evenings by the wood heater, and for year-round comfort, there's a reverse cycle air conditioner. Moving outside, you'll find a freshly painted exterior that adds to the home's curb appeal. The deck area is perfect for entertaining friends and family, providing a delightful setting for gatherings. The rear yard is fully fenced, ensuring privacy and security, and it even features an established veggie garden for those with a green thumb. Parking is a breeze with a single garage and additional off-street parking options. The location of this property is unbeatable, within walking distance to the local primary school, parks, Launceston General Hospital, and the popular Charles Street café strip. Don't miss the opportunity to make this charming South Launceston home your own. It offers the perfect blend of character, convenience, and modern comfort.

- Recently updated central family bathroom;
- Beautiful polished timber floor boards throughout;
- Updated kitchen with great bench space and storage;
- Freshly painted exterior;
- Spacious deck for outdoor entertainment;
- Fully fenced rear yard with a veggie garden;
- Single garage and additional off-street parking;
- Conveniently located near schools, parks, hospital, and cafes.

Currently tenanted until February. Year Built: 1938 House Size: 102m² Land Size: 460m² Council Rates: \$1,702pa approx Water Rates: \$1,072pa approx Municipality: Launceston City Council School Catchments: Glen Dhu Primary, Kings Meadows & Queechy High School Zoning: General Residential 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.