

# 72B Westbury Road, South Launceston, Tas 7249

## House For Sale

Monday, 15 April 2024

72B Westbury Road, South Launceston, Tas 7249

Bedrooms: 4

Bathrooms: 3

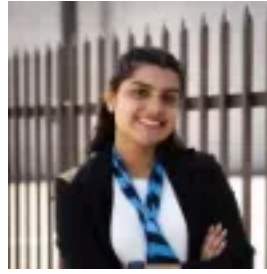
Parkings: 10

Area: 2439 m2

Type: House



Jeremy Wilkinson  
0363379700



Navjot Nav Kaur  
0363379700

## Best Offer Over \$795,000

Experience luxury living in this immaculate modern home, spanning over two levels with breathtaking views stretching from Launceston to the Tamar River. Nestled on a generous 2439 sqm block, this residence boasts a perfect blend of rural serenity and cityscape allure. Indulge your culinary passions in the designer kitchen, complete with a dishwasher and butler's pantry, while enjoying the sun-drenched open plan living area. Entertain in style on the expansive north-facing deck, or retreat to the master bedroom oasis featuring a walk-in wardrobe and a lavish ensuite with twin vanity and rainfall shower. Stay comfortable year-round with ducted reverse cycle air conditioning, double glazed windows and full insulation, complemented by an energy-efficient heat pump hot water system. Parking is a breeze with a double length, remote-controlled garage and plenty of off-street space, while the lower level provides bonus room for a workshop, home gym, or storage. Don't miss the opportunity to make this stunning property your own.

**Key Features:**

- Near new modern home, over 2 levels with amazing views over Launceston to the Tamar River
- Situated on a 2439 sqm block (over half acre) with a rural aspect on one side & city views on the other
- Designer kitchen, complete with dishwasher and butler's pantry
- Sunny open plan kitchen, dining and living room space
- Large, north facing deck off the living with stunning views - great for entertaining
- Master bedroom offers a walk-in wardrobe & a stunning ensuite with twin vanity & rainfall shower
- Two more double bedrooms (all with built in wardrobes) plus an optional 4th bedroom/office downstairs
- Spacious main bathroom with a luxurious deep bath, walk-in rainfall shower
- 3 Bathrooms in total (2 upstairs & 1 down)
- Ducted reverse cycle air conditioning, double glazed & fully insulated
- Energy efficient Heat Pump hot water system
- Security camera system included
- Double length, remote-controlled double garage with internal access, plenty of off-street parking
- Extra space under for workshop/home gym/storage
- Close to supermarkets, shops, schools and all city conveniences
- Only 8 minutes' drive to Launceston's CBD & 12 minutes to Launceston Airport

Contact Jeremy Wilkinson or Nav Kaur for your inspection.

Rental estimate: Up to \$750 pw  
House size: 178 sqm  
Garage size: 110 sqm  
Land size: 2439 sqm (over half acre)  
Built: 2021  
Council: Launceston City  
Rates: \$2,200 pa  
Zoning: Low Density Residential

\*\*Harcourts Launceston 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. All measurements are approximate\*\*