

# 79 Granville Street, West Launceston, Tas 7250

## Sold House

Friday, 29 September 2023

79 Granville Street, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 780 m2

Type: House



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## Contact agent

Welcome to this substantial brick home which was built in 1960 and has plenty of living space for a family and good outdoor space for children and pets to play safely. Showcasing brand new windows at the front of the house and situated on a slightly sloping block, the house is bigger than it looks. On the entry-level, there are 3 bedrooms, a bathroom, a modern kitchen with a walk-in pantry and an open plan living and dining area, plus a large sunroom which opens to a huge deck with a lovely outlook of fruit trees, the City of Launceston, Kanamaluka River and the mountains beyond. Heating is controlled by a wood heater and the convenience of a reverse cycle heat pump. Downstairs there is the opportunity for a rumpus room (or gym), two extra storage rooms with a large laundry. The garden at the front of the home offers a magnificent gum tree and native plants, the rear garden is a haven for vegetables & fruit trees, a potting shed plus plenty of privacy. Easy walking distance to the Cataract Gorge and the City of Launceston this is a great opportunity to buy into this popular West Launceston location. Built: 1960 House Size: 133m<sup>2</sup> Land Size: 780m<sup>2</sup> Council: Launceston Council Rates: \$1893.00 approx. Water Rates: \$804.00 approx. \*\*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\*\*