

# 8 Thrower Street, West Launceston, Tas 7250

## Sold House

Thursday, 11 January 2024



8 Thrower Street, West Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 793 m2**

**Type: House**



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## Contact agent

Located in a terrific private position, this beautifully renovated large home has so much to offer families who seek a wonderful lifestyle due to the vast array of amenities on offer within walking distance from the property. The position of the home is elevated and faces west with wonderful valley views overlooking the suburb and down towards the Cataract Gorge. Throrer Street splits into two, directly outside the property, and the home is secluded behind a row of bushes and trees in the road separation. This property has a history, as being one of the very first homes in the late 1800's and part of a large farm and orchard in West Launceston. Although many changes have taken place throughout the years, the old staircase remains, leading down to the original part of the old house at the bottom of the building. This wonderful home offering 3 bedrooms on the top level, and a further 2 rooms downstairs. One of these rooms has direct street access so storing bikes, and gear that needs safe storage is a good option. The other room downstairs is best utilised as either another bedroom or a study. The large kitchen includes quality white goods and a separate dining room off to the side that will incorporate a huge family table. The master bedroom includes an ensuite and walk in robe. A few sky lights are located throughout bringing in loads of light throughout the winter period. The home is heated throughout with a couple of reverse cycle heat pumps. If the weekends labouring in the garden is not your thing, this property is ideally suited to doing things you love, like spending time with the family, swimming at the Gorge, family sport commitments, and weekends away. It is a large block of 793m<sup>2</sup>, but as it is steep up the back, the land has been fully bark chipped with not a single blade of grass to mow. A brand new concrete driveway has been installed for ease of parking. As the popular Gorge is only 500 meters away, your older children will feel that the Cataract Reserve is an extension of their own backyard. The local Primary School is approx 700 metres distance, and many local children walk to school. Launceston CBD is also within close proximity for those who like to walk to work. Approx. 2.4 kms right into the Mall area. This property has recently been set up as an ongoing BNB investment with the local company Moxxi Property. Viewings can be arranged at selected times when available. Potential weekly rental amount on a 12 month lease is \$590-\$630 per week. Building size: 153m<sup>2</sup> approx. Land size: 16162m<sup>2</sup> 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.