

**82 Louisa Street, Bracknell, Tas 7302**



**House For Sale**

Monday, 18 March 2024

82 Louisa Street, Bracknell, Tas 7302

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 840 m2**

**Type: House**



Chelsea Briggs  
0363912911

## Best Offer Over \$395,000

Welcome to your next renovation project in the heart of Bracknell! This charming 3-bedroom brick home offers a fantastic opportunity for those seeking to create their dream living space. Nestled on a spacious 840m<sup>2</sup> flat block, this solid brick residence boasts a traditional layout featuring a separate lounge room, perfect for cozy gatherings or quiet relaxation. The open kitchen and dining area provide ample space for culinary adventures and family meals, offering a blank canvas for your design inspiration. With three generously sized bedrooms, there's plenty of room for the whole family to spread out and unwind. The property also features a convenient laundry/boot room, a separate toilet, and a bathroom complete with both shower and bath facilities. Outside, you'll find a single garage and ample off-street parking, ensuring convenience and ease of access. The expansive yard presents endless possibilities for outdoor activities, gardening, or even future expansion. Enjoy the peace and privacy of country living while still being within walking distance to Bracknell School, local shops, and the recreation oval. Plus, with the vibrant communities of Launceston and Deloraine just a short 25-minute drive away, you'll have the best of both worlds - serene rural living with city amenities within easy reach. Don't miss out on this rare opportunity to transform this solid brick home into your own personal sanctuary. Schedule a viewing today and let your renovation dreams take flight!

**The Facts:** Land size: 840m<sup>2</sup> Building size: 111m<sup>2</sup> Year built: 1963 Zoned Village Council Rates: \$1,200 per annum approx. Water Rates: \$300 per quarter approx. Harcourts Northern Midlands has obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations.