

9 Juliana Street, West Launceston, Tas 7250



Sold House

Monday, 30 October 2023

9 Juliana Street, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 690 m2

Type: House



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0363108320

\$615,000

To the point - • 3 carpeted bedrooms with built in wardrobes • Family bathroom + separate toilet downstairs • Modern kitchen • Dining that accesses sunny east facing balcony • Light & bright living room • Large rumpus room under + laundry & toilet • Electric heating throughout • Polished timber floors • Carport for 2 + driveway parking for 2 • Fully fenced back yard • Delightful views over Launceston, Tamar River & mountains In more detail - Some say the sun shines brighter and for longer in West Launceston - we will let you be the judge of that. The façade of 9 Juliana Street is typical of its 1967 build year and thankfully it still retains some of the era's charm that today is so highly sought after. Expansive windows at the back of the home display wonderful easterly views from Mt Barrow & Ben Lomond all the way down the Tamar River and over the City of Launceston. On offer inside are a combined kitchen and dining space (balcony off here), a large living area, 3 great sized bedrooms (all with built in wardrobes) & a family bathroom. Downstairs there is a sizeable rumpus room a separate laundry + extra toilet. This area could easily be developed to create a 2nd living room that could open directly to the back yard (STCA). Heating for the home is courtesy of the glorious sun, an electric heat-pump and panel heaters. The back yard is essentially a blank canvas. A versatile green space that could be whatever you wanted it to be - a playground for kids & pets, a productive kitchen garden or a combination of both. Mature trees border the fence lines for your privacy. Cars will stay out of the weather in the double carport and there is further off-street parking in the driveway for a further 2 cars. This appealing home on a quiet, leafy street with its proximity to schools and a short drive to the city makes it an ideal choice for families seeking a calm lifestyle without sacrificing accessibility. Howell Property Group 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 its validity. Prospective clients are advised to carry out their own investigations.