

90 Balfour Street, Launceston, Tas 7250



Sold House

Saturday, 9 March 2024

90 Balfour Street, Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 361 m2

Type: House



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Welcome to 90 Balfour Street, Launceston, where inner-city living meets architectural excellence. This masterpiece nestled in the heart of Launceston promises a lifestyle of luxury and comfort. From the moment you arrive, prepare to be captivated by the meticulous attention to detail and the generous living spaces this home has to offer. Designed by renowned architects, and crafted by award winning builder this home boasts a unique blend of contemporary design and timeless elegance. The front fence, crafted from stone from the original building, adding to the charm and character of the property. Step inside to discover a home designed for modern living. The first floor welcomes you with a stylish kitchen equipped with quality appliances, stone bench tops and a large walk-in pantry, with ample storage bench space. Adjacent to the kitchen is an open-plan living and dining area featuring Tas Oak flooring and a gas fireplace, perfect for cozy evenings with loved ones. Natural light floods the space, offering breathtaking views of Launceston. For those seeking relaxation, the master suite awaits. Complete with a stylish ensuite boasting a freestanding bath, walk-in shower, and a spacious walk-in robe, this sanctuary offers the ultimate retreat. Step out onto the deck and soak in the tranquil surroundings. The lower level is designed for family comfort, featuring two generously sized bedrooms served by a large family bathroom. A flexible rumpus room offers extra entertainment space, with direct access to the second deck and pool area, perfect for teenagers seeking their own retreat. Additionally, an office space is available which could serve as a fourth bedroom if needed. Completing the convenience of the home there is a separate laundry area with plenty of storage. Comfort is key throughout the seasons, with ducted heating and cooling controlled by the MyAir system ensuring optimal comfort for all. The home also features double glazed argon gas windows and a provision for a lift well, combining functionality with luxury. Outside, an entertainer's paradise awaits, with a covered BBQ area equipped with electricity and water connections for an outdoor kitchen this space is perfect for outdoor gatherings. Overlooking the fully fenced magnesium salt pool, the deck offers a tranquil setting for relaxation and enjoyment. This outdoor space is perfect for entertaining family and friends all year round. With low maintenance in mind, the property offers privacy and convenience, complete with a double garage and additional off-street parking. Located in the vibrant heart of Launceston, this residence provides unrivalled convenience. With local cafes, restaurants, parks, hospital and the Launceston CBD just a stroll away, enjoy a lifestyle of unparalleled sophistication. Don't let the chance slip by to make 90 Balfour Street your urban oasis in the heart of Launceston.

- 3-4 bedrooms, 2 bathrooms;
- Tas oak flooring with spotted gum features throughout;
- Stylish kitchen with butler's pantry;
- Heated flooring in bathrooms;
- Lift well provision;
- Gas hot water;
- Solar wiring setup for future panel installation;
- 2 outdoor deck, undercover BBQ area;
- 6.2m x 2.8m magnesium salt pool.

Built: 2018
Municipality: Launceston
Land size: 361m² approx.
House size: 390m² approx.
Water rates: \$1,000.00pa approx.
Council Rates: \$3,805.00pa approx.
Year Built: 2018
House Size: 390 sqm
Land Size: 361 sqm
Council Rates: \$3805pa approx
Water Rates: \$1,000pa approx
Municipality: Launceston City Council
School Catchments: East Launceston Primary & Queechy High School
Zoning: Inner Residential
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