

**104 Granville Street, West Launceston, TAS, 7250**



**House For Sale**

Wednesday, 25 September 2024

104 Granville Street, West Launceston, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Paul Flanagan

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## **Expansive Views, Quiet Location!**

Perched high on the hill in West Launceston sits this immaculately presented three bedroom home in this beautiful, leafy, convenient and quiet setting opposite the Granville Street Reserve.

Expansive views of the city, river and mountains are showcased at their best. It gets even better once the city lights come on at night!

Established native gardens surround the property with a selection of fruit trees and highly productive veggie beds (microclimate) in the back yard. There is a fantastic undercover entertaining area to the rear with a lovely verandah to the front offering a great place to sit and soak in those views.

The bright and spacious interior offers three bedrooms with built-in wardrobes, two bathrooms with separate toilet, a bright and spacious lounge with access to the front verandah, a well-equipped kitchen / dining room, laundry and a garage / storage area with internal access. Additional parking is available off street for three cars.

Built to catch the sun, conveniently located and given recent sales in the area, I feel it represents excellent value! An early viewing is recommended!

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

Property Code: 550