

11 Esther Street, West Launceston, Tas 7250

livinghere

House For Sale

Wednesday, 26 June 2024

11 Esther Street, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Lochie Reid

0363323500

Offers over \$675,000

Located within one of West Launceston's most desirable streets, a short walk from the Launceston CBD, this property impeccably merges the charm of its 1920's heritage with the comfort and practicality of its modern, high-end renovation. Entry via the covered porch through stained glass doors immediately imparts the cosy feel this property offers.

Comprising three spacious bedrooms, the master suite offers a walk-in robe and ensuite bathroom. Underfloor heating and high quality fittings and cabinetry are demonstrations of the effort and consideration that has been put into the restoration of this property. The secondary bedrooms are both of good size. All bedrooms benefit from incredible light and sun through oversized sash windows. Further down the hall, the central bathroom features underfloor heating, a separate freestanding bath, and a walk-in shower. Well considered design choices have made for impressive utilisation, hidden behind bi-fold doors within the bathroom, a European laundry provides ample storage. Extending on from the walls of the original cottage, the modern addition has been designed to feel spacious while retaining the coziness of the original structure. The kitchen offers abundant storage, its contemporary design provides seamless contrast between the old and new through neutral colour choices and sleek contemporary finishings. The raked ceiling and stacking doors, which stack completely into the wall cavity, seamlessly blend the north facing, indoor and outdoor entertaining spaces. Here, established, low-maintenance gardens with blossoming cherry trees, bulbs, plums and more provide privacy from neighboring properties. Cosy wood fire heating with a thermostatically controlled heat transfer system keeps the whole house toasty in the cooler months and is supplemented by a reverse cycle heat pump. Ample storage is available, including a spacious linen closet and internal wood storage with external access. Additional storage is provided under the house and to the rear within the garden shed. The side of the house offers multiple off-street parking options and convenient access into the rear of the home through the lockable roller door. The thoughtful design choices made in this renovation are truly commendable, reflecting the care and love of its current owners. Opportunities like this are rare, contact Lochie today to register your interest.