

**17 Vaux St, West Launceston, TAS, 7250**

livinghere

**House For Sale**

Friday, 30 August 2024

17 Vaux St, West Launceston, TAS, 7250

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 3**

**Type: House**



Thomas Baird  
0363323500

## Multi-Generational Family Home in Great Location

Situated on a huge elevated block in West Launceston, this large-scale family home provides the flexibility and convenience of a contemporary family home as well as potential rental income from the attached second residence.

In total, comprising eight bedrooms and four bathrooms but configured to accommodate dual occupancy for multi-generational family living or dual tenancies, the main home provides six bedrooms, three bathrooms and two large living spaces all of which connect to the outside entertaining area. The second dwelling is a two bedroom, one bathroom unit with open plan living, second kitchen and dining amenity.

The half-acre site provides enclosed garaging for 3 cars but with further parking provision for a number of other vehicles including caravans, boats and motorhomes. The private and secluded yard is fully enclosed, with the outdoor entertaining area being the oasis space that your family has been looking for.

A large inground swimming pool and a series of terraces decks and seating areas, that opens directly out from the principal living areas of the main home provides indoor/outdoor living at its best.

Only minutes to the Launceston CBD, to various supermarkets, schools and located a conveniently short drive to the Launceston airport, this property perfectly suits local and interstate purchasers looking for a property with something extra.

Prominent features:

- Principal residence includes 6 bedrooms, 3 bathrooms and multiple living rooms
- Attached granny flat includes 2 bedrooms, 1 bathroom and additional kitchen
- Solar array including 19 panels and newly installed
- Large heated inground swimming pool with outdoor entertaining deck and built-in bbq
- Originally constructed in 1976 but recently renovated throughout
- Large 2,053m<sup>2</sup> internal lot positioned a short drive back to Launceston city

\*Please note: some historic works undertaken require further council approvals.