

66 Brougham Street, West Launceston, TAS, 7250

House For Sale

Friday, 30 August 2024



66 Brougham Street, West Launceston, TAS, 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House

Low Maintenance Living Combined With Superb Views!

Welcome to the peaceful haven that is 66 Brougham Street, high on the hill of West Launceston. Resting on a beautifully landscaped allotment of 997 square metres this property presents a remarkable opportunity for families, professionals, and discerning investors alike.

Boasting high ceilings that enhance the sense of space, this home is a perfect blend of comfort and elegance. The combined light-filled lounge and dining room feature timber floors and quality window furnishings, with glass doors opening on to the adjoining deck. Northerly aspect views and sun accompany meal preparation in both the kitchen and on the BBQ deck, while the ducted heat pump ensures a warm and cosy atmosphere throughout the colder months and cooling during summer.

The residence features three bedrooms each with quality wardrobes and carpets, or two bedrooms plus a tranquil sunroom if you prefer. The well-appointed bathroom, plus second toilet with sink, each feature quality fittings and fixtures including under floor heating.

Outside, the home offers a peaceful oasis, with low-maintenance, well-established Permaculture gardens including a fruit and vegetable garden, water tanks, chicken run, berry patch and established ornamental garden complete with a tranquil goldfish-filled pond. Here you'll also find a 2.1 x 3.4m garden studio, plus a workshop and storage area under the house.

Energy efficiency is paramount, with the house being fully insulated and most windows benefiting from double glazing and waffle blinds to maintain a comfortable climate year-round.

Living in West Launceston means you are just a stone's throw away from local amenities, including walking distance to West Launceston Primary School and the breathtaking Cataract Gorge, ensuring a lifestyle of convenience and leisure.

Whether you are nurturing a growing family, seeking a professional's retreat, or looking to invest in a sought-after suburb, 66 Brougham Street is a property that truly stands out from the rest. Embrace this rare offering and make this exceptional house your new home.

Land size: 997m² approx.

Building size: 165m² approx.

Council rates: \$500 p/q approx.

Water rates: \$300 p/q approx.

Year built: 1951

Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.