

**7 Erina St, East Launceston, TAS, 7250**



**House For Sale**

Wednesday, 14 August 2024

7 Erina St, East Launceston, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **Elegant Character Home in an Unbeatable Location**

Nestled in the heart of East Launceston, this circa 1900s character home seamlessly blends timeless elegance with contemporary comfort. The property's street appeal is striking, with its classic façade and well-maintained exterior offering a glimpse of the beauty within. Recently renovated to perfection, the home features a minimalist touch that complements its original architectural details.

Inside, three spacious bedrooms provide ample space for the entire family, with the master suite serving as a luxurious retreat complete with a walk-in robe and a well designed ensuite. The main bathroom is equally impressive, featuring a double vanity and a heated towel rack for added comfort.

The open-plan living area is the true centerpiece of the home, bathed in natural light from well placed skylights. Timber floorboards add warmth and character, while new carpet throughout ensures a soft and comfortable feel underfoot. The home is further enhanced by double glazed windows and ducted heating and cooling throughout, ensuring optimal comfort in every season.

The living space extends seamlessly to a private deck, ideal for outdoor entertaining or relaxing in peace. As you continue outside you will find an open grassed yard, newly adorned with lush greenery, creating a serene environment for leisure. A single car garage provides added storage, with an extra parking spot in front for added convenience.

The key factor of this home is it's location, ideally located just moments from Scotch Oakburn Primary and a short stroll to local cafes and amenities. With Launceston CBD only five minutes away, everything the city has to offer is within easy reach.

In a neighborhood known for its heritage charm and vibrant community, this home stands out as a rare gem that offers not just a place to live, but a lifestyle to embrace. Don't miss the opportunity to secure a property that combines timeless character, modern luxury and an unbeatable location in one of Launceston's most sought after areas.

\*Golden Retriever not included

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