

**7 Ernest Street, Kings Meadows, TAS, 7249**



**House For Sale**

Friday, 30 August 2024

7 Ernest Street, Kings Meadows, TAS, 7249

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Updated Home with Stunning Outlook

Nestled on a private corner block, this beautifully updated family home offers breathtaking views over Kings Meadows and the distant mountains. With three spacious bedrooms and two modern bathrooms, this residence provides a versatile and generous floorplan designed to accommodate every family member.

The exterior of the property features a secure yard with well-established gardens, a children's sandpit, and a small garden shed, making it perfect for both relaxation and play.

### Features:

- Private and secure family retreat with expansive panoramic views;
- Low-maintenance, tastefully updated home;
- Spacious, light-filled floorplan designed for comfortable living;
- Three well-sized bedrooms and two contemporary bathrooms;
- Seamless flow from the kitchen and dining area into the lounge, leading to a fantastic outdoor entertaining space that maximizes sunlight and the stunning outlook;
- Updated galley kitchen with new Bosch appliances, including a cooktop, oven and dishwasher;
- Elegant combination of quality carpets and polished timber floors throughout;
- Versatile downstairs area ideal for use as an office, rumpus room, teenager's retreat, or even a home theatre;
- Equipped with two heat pumps and a heat transfer kit for year-round warmth;
- Energy-efficient 5kW solar system with Fronius inverter and Sanden heat pump hot water system;
- Honeycomb blinds, recently installed underfloor and roof insulation for enhanced energy efficiency;
- Single garage with internal access and an additional colorbond garden shed;
- Quiet and secluded location, close to schools, shopping centres, and public transport, offering a perfect balance of convenience and privacy.

Year Built: 1971

House Size: 125sqm

Land Size: 548sqm

Council Rates: \$2,170pa approx

Water Rates: \$1,200pa approx

Municipality: Launceston City Council

School Catchments: Norwood Primary, Kings Meadows & Queechy High School

Zoning: General Residential

Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.