

94 Peel Street, West Launceston, TAS, 7250



House For Sale

Wednesday, 14 August 2024

94 Peel Street, West Launceston, TAS, 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Richard Sims  
0363344299



Erin OGrady  
0363344299

## Unique West Launceston Gem: Stunning Views and Exceptional Features

Undoubtedly one of the most unique properties available for purchase in West Launceston, 94 Peel Street West boasts a prime location close to the city and Cataract Gorge, with magnificent views of the city and mountains. This Western Red Cedar home will excite you the moment you arrive, offering a truly exceptional living experience.

Upon entering, you are immediately immersed in an oasis of beautiful timber features throughout. The home offers a relaxed and spacious ambiance, with an open living space drenched in natural light and accentuated by soaring high ceilings. The focal point of this inviting area is a stunning open fireplace with a stone chimney, providing a cozy ambiance. Adjoining the living space, the stylish kitchen and dining areas offer ample bench and cupboard space and are equipped with quality appliances, including a gas cooktop.

A beautiful timber staircase leads to the three bedrooms. The master suite is generously proportioned and features a walk-in robe and ensuite. A hidden door reveals a fantastic parents' retreat or rumpus room, offering sensational views and additional privacy. The other two spacious bedrooms are located in their own zone of the home, both featuring built-in robes and serviced by a central bathroom with a shower, spa bath, and separate toilet.

Externally, the home features a covered area with direct access to the kitchen, making it ideal for outdoor entertaining. Additionally, a second outdoor entertaining space includes a large fire pit area, creating a lovely spot to enjoy with friends and family. The property's established native gardens enhance the sense of privacy and tranquillity. The backyard offers endless opportunities for children and pets to explore, complete with a fantastic cubby house for the little ones to enjoy.

Additional features include a double garage, ample off-street parking with space for a caravan, boat, or trailer, and a workshop space underneath. This home offers a peaceful and private lifestyle, only a short drive to Launceston CBD, local schools, parks, and Cataract Gorge.

- Magnificent views of the city and mountains;
- Beautiful timber features throughout;
- Stunning stone fireplace as the focal point of the living area;
- Three bedrooms; master suite with walk-in robe and ensuite;
- Secret parents' retreat/rumpus room with sensational view;
- Second outdoor area with expansive fire pit space;
- Double garage, off-street parking for caravan, boat, or trailer;
- Mains central ducted gas heating and hot water.

Year Built: 1998

House Size: 150sqm

Land Size: 1,195sqm

Council Rates: \$2,510pa approx

Water Rates: \$1,000pa approx

Municipality: Launceston City Council

School Catchments: West Launceston Primary & Launceston College

Zoning: Low Density 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.