

**1/80 Galvin Street, South Launceston, Tas 7249**



**Townhouse For Sale**

Wednesday, 19 June 2024

1/80 Galvin Street, South Launceston, Tas 7249

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$515k - \$565k**

Nestled in a highly sought-after locale, this impeccably maintained property is just a short stroll from Launceston General Hospital, local cafes, and the CBD. It seamlessly blends convenience with modern living, appealing to business couples, hospital staff, investors, and first-time home buyers alike. This charming home boasts three generously sized bedrooms, each featuring built-in robes for ample storage. The highlight is the master bedroom located on the second level, accessed via a distinctive spiral staircase, offering abundant natural light and city glimpses. The open-plan living area enhances comfort and socialising adorned with character-filled bookcases along one wall, from here the room effortlessly connects into a stylish, updated kitchen. Year-round comfort is ensured with a 2 reverse cycle units gas heater and additional heat transfer kit ensuring an optimum temperature is maintained. The low-maintenance yard is perfect for those leading busy lives, providing an easy-care outdoor space without the burden of extensive upkeep. Additionally, there is a covered carport with off-street parking. Year built: 1900 (Circa) Rental estimate: \$500 P/W House size: 130m<sup>2</sup> Land size: 243m<sup>2</sup> Council rates: \$1800 approx P/A Water rates: \$1100 approx P/A