

# 1/45 West Church Street, Deloraine, Tas 7304



## House For Sale

Wednesday, 8 January 2025

1/45 West Church Street, Deloraine, Tas 7304

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jack McCarthy  
0466477078

## Buyers Guide Low \$400ks

This delightful 2-bedroom house on West Church Street is the perfect opportunity for first home buyers or downsizers looking for a cosy and affordable property in the heart of Deloraine. With its prime location and charming features, this home is sure to capture your heart. Ideal for a small family or couple, this property offers two bedrooms, a rear study and a well-appointed bathroom. The open-plan living area provides a comfortable space to relax and entertain, while the kitchen offers great storage. The low-maintenance backyard is perfect for those who prefer spending their weekends enjoying getting out of the house rather than tending to the garden. Being raised for majority of my life in the picturesque town of Deloraine, I can personally express what a peaceful and laid-back lifestyle this region offers. Enjoy the convenience of being just a short stroll away from local shops, cafes, and schools. Take advantage of the nearby leisurely walk around the iconic Meander River or follow the gentle hills to the towns heart to grab a coffee or bite to eat from Mumma Buzz Cafe or the range of other great small businesses. Don't miss out on this opportunity to secure a charming and affordable home in Deloraine. Contact us today to arrange a private inspection and make this property yours. Built: 1947 Building size: 97m<sup>2</sup> Land size: 472m<sup>2</sup> Zoning: General residential Water rates: \$290 per quarter approx. No active body Corporate\*\* View Real Estate Launceston has obtained the information in this file from what we believe is reliable sources and has no reason to doubt its accuracy however we cannot guarantee its exactness. Prospective purchasers are advised to carry out their own inquiries. All measurements are approximate. \*\*