

11 Granville Street, West Launceston, TAS, 7250



House For Sale

Friday, 15 November 2024

11 Granville Street, West Launceston, TAS, 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Richard Sims
0363344299



Erin OGrady
0363344299

A Truly Unique Opportunity in Sought After Locale

Welcome to 11 Granville Street, West Launceston-a truly remarkable Art Deco home that presents a rare, once-in-a-generation opportunity. Built in the 1940s, this beautifully maintained residence has had just two owners, each preserving its period charm and character. Tucked privately behind an electronic gate, the façade leads you into an elegant and inviting home where timeless architecture meets modern comforts. From stunning timber floors and wide hallways to robust double brick façade this property exudes quality and craftsmanship, ready to impress at every turn.

Stepping inside, you'll immediately appreciate the seamless flow of the home's layout. The spacious kitchen, complete with a large stove and generous bench and cupboard space, is a chef's delight. This area leads effortlessly into the dining and living space, where a charming fireplace adds warmth and ambiance. Through French doors, the living area opens onto a beautiful undercover deck-a perfect setting for entertaining or relaxing with family and friends while enjoying the harmony of indoor-outdoor living.

The home offers three spacious bedrooms, each showcasing unique character features, with two of the rooms equipped with built-in robes for added convenience. The modern main bathroom is well-appointed, featuring a spa bath, shower, vanity, and a separate toilet, while the centrally located European-style laundry adds to the home's thoughtful layout.

Outside, the fully fenced, private yard provides a safe haven for children and pets alike. With well-established gardens, raised vegetable beds, and a hot house, this outdoor space invites you to indulge in gardening or simply unwind in a serene, lush environment. Ample storage solutions include a double garage, extensive under-house storage, and plentiful off-street parking.

Positioned in the highly desirable suburb of West Launceston, this home is mere moments from West Launceston Primary School, the renowned Tamar Valley Grocer, Cataract Gorge, Launceston General Hospital, and the vibrant city centre. Perfectly blending period charm with modern living, 11 Granville Street is more than a home-it's a legacy awaiting its next chapter. Don't miss the chance to make it yours.

- Beautiful character 3-bedroom home;
- City views;
- Double brick façade;
- Sunlit spacious rooms;
- Heat pump, wood heater and heat transfer system;
- Fantastic undercover deck area;
- Prime location close to Schools, cafes, Hospital & City.

Year Built: 1942

House Size: 139sqm

Land Size: 736sqm

Council Rates: \$535pa approx.

Water Rates: \$1,000.00pa approx.

Municipality: Launceston City Council

School Catchments: West Launceston Primary School

Zoning:

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.