

**4/176 Westbury Road, Prospect, TAS, 7250**



**House For Sale**

Friday, 15 November 2024

4/176 Westbury Road, Prospect, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Richard Sims  
0363344299



Erin OGrady  
0363344299

## The Ultimate Low Maintenance Living

Nestled in a quiet complex among other quality homes, this substantial 3-bedroom residence at 4/176 Westbury Road, Prospect, is designed to impress with its expansive layout and open flow. Perfect for a wide array of buyers, the home boasts modern appeal, generous spaces, and functional design that together create a welcoming atmosphere.

Step inside to discover a light-filled living area that radiates comfort and style. The heart of the home, a central kitchen, is fully equipped with stainless steel appliances, including a gas cooktop, ample bench space, and cabinetry that suits both cooking and entertaining needs. This space flows seamlessly into the dining area, which opens via sliding doors to a private outdoor entertaining space complete with an inviting spa-ideal for relaxation and gatherings.

The master suite is a true retreat, featuring a spacious walk-in robe and a luxurious ensuite. Adjacent to the master bedroom is a second living area, perfect as a parent retreat or private sitting area. The remaining two bedrooms are generously sized and include built-in robes, providing excellent storage options. A family-friendly bathroom, complete with both a separate bath and shower, ensures convenience for all.

Adding to the home's practicality is a separate laundry with ample storage and direct access to the outdoor clothesline. Surrounding low-maintenance gardens enhance the home's appeal without demanding extensive upkeep. Comfort is ensured year-round with a MyZone ducted reverse cycle air conditioning system.

Completing this impressive property is a spacious double garage, which includes extra storage space for added convenience. Situated close to schools, shopping, medical facilities, and recreational grounds, this home is just a 10-minute drive from the Launceston CBD and hospital, making it an ideal location for both families and professionals seeking convenience and modern living.

- 3 bedrooms plus 2 living areas;
- Great natural light;
- Master suite with walk in robe and ensuite;
- Gas hot water & Ducted MyZone heating & cooling system;
- Private outdoor deck with spa;
- Low maintenance, easy care property.

Year Built: 2003

House Size: 178sqm

Land Size: 363sqm

Council Rates: \$1,600pa approx

Water Rates: \$1,200pa approx

Municipality: Launceston City Council

School Catchments: Summerdale Primary & Prospect High School

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.