

# 5 Denison Rd, West Launceston, TAS, 7250

## House For Sale

Thursday, 28 November 2024



5 Denison Rd, West Launceston, TAS, 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ananda & Kate

0363431329

## Experience Effortless Living

Immerse yourself in the charm of 5 Denison Road, a delightful residence nestled in the highly desirable enclave of West Launceston. Located just moments from the iconic Cataract Gorge and surrounded by serene natural beauty, this sun-drenched two-bedroom house presents an exceptional opportunity for first home buyers or astute investors keen to secure a piece of this sought-after suburb.

From the moment you step inside, the home greets you with a welcoming open-plan design that seamlessly combines the kitchen, lounge, and dining areas into a cohesive and inviting space. The kitchen, the true heart of the home, boasts stunning stone benchtops, ample storage, electric cooking, and a convenient dishwasher. Each bedroom, bathed in natural light, includes built-in robes, and the bathroom features a separate shower, catering to a comfortable and functional lifestyle.

Modern comforts are thoughtfully included, with a heat pump, panel heater, and an oil fire ensuring your new home remains a cosy retreat all year round. The property also features a fantastic outdoor entertaining deck, where you can unwind while soaking in the amazing outlook, making it the perfect spot to host family and friends against the backdrop of breathtaking views.

Parking is a breeze with a single garage and additional off-street parking space. Situated just 1.7km from the Launceston General Hospital (LGH) and close to local parks, shops, and conveniences, 5 Denison Road offers an enviable blend of tranquillity and accessibility.

Don't miss the chance to call this impeccably presented property your own. Whether you're embarking on your real estate journey or seeking a solid addition to your investment portfolio, this house is a sanctuary of comfort, style, and natural beauty in the heart of West Launceston.

Council rates: \$416 p/q approx.

Water rates: \$290 p/q approx.

Building size: 83m<sup>2</sup> approx.

Land size: 642m<sup>2</sup> approx.

Year built: 1953

Rental estimate: \$460-\$490 per week approx.

Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.