

**60 Franklin St, Westbury, TAS, 7303**

**House For Sale**

Thursday, 28 November 2024



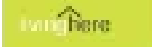
60 Franklin St, Westbury, TAS, 7303

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Living Here Launceston

0363323500

## **Spacious family home on a substantial site**

A home that is of excellent proportions, this property has been well cared for by its current owners. Well positioned on a substantial site of approximately 2,115m<sup>2</sup>, this property is suited to those who seek the enjoyment of space or those looking for a site to develop (STCA). With dual street frontages, off of both Franklin and Dexter Streets, the home itself is positioned on the corner of the block, allowing for straightforward development (STCA). For those looking for a family home to enjoy, you will appreciate the space, privacy of the bordering established trees and plentiful garaging.

The home itself comprises three generously sized bedrooms, each offer built-in storage. The central bathroom is located within easy proximity to the bedrooms and forms its own separate wing of the home. The living spaces are filled with abundant light and offer two either separate or adjoining spaces for the family to enjoy. The kitchen has been recently updated and features abundant storage options, island bench and high quality appliances. Heated and cooled with both a reverse cycle system and cosy wood fire heating, some of the windows are also double glazed which adds further thermal efficiency.

The kitchen and dining are both open plan and adjoin a wrapping undercover deck with easy access into the yard. The separate laundry is accessed off of the dining space. Externally, the plentiful garaging options offer great storage solutions, one of the two double sheds offers its own bathroom and workshop space. Another additional wood or storage shed adds further convenience.

A property that offers so many possibilities, whether you seek a charming and comfortable family home with excellent proportions or a substantial site of general residential zoning for potential development (STCA), or potentially both, this property is perfect for you!

Located within less than five minutes walk to both Westbury's iconic Village Green and Town Common, ten minutes walk to the local primary school and less than a hundred meters to the post office and Love Lucy Boots Wine and Coffee bar. Many other amenities are on offer within Westbury, the Launceston City Centre is an enjoyable approx twenty five minute commute. Contact Lochie today to register your interest.