



## 86 Cambridge Street, WEST LAUNCESTON, TAS 7250

### Family Home With Loads Of Bedrooms & Loads Of Potential

Surrounded by a canopy of ornamental shade trees this family home in popular West Launceston is just minutes from either West Launceston or Summerhill Primary Schools and on the bus route.

Featuring 4 bedrooms and a hobby/ study there are spaces for all members of your family.

The main bedroom features an ensuite and the main bathroom with bath sits adjacent to the separate toilet.

Just off the separate entry you will find the lounge with wood heating that leads on to the island kitchen with a dining/family room loft area upstairs from the kitchen, and the laundry and study/hobby room downstairs.

Through a rear door in the laundry you discover a very private back yard with paved and lawn garden areas as well as a 6m x 3m garden shed.

Adjacent the home and with driveway access is the garage workshop area with a single roller door that conceals an over 10m x 5m garage that is split into a garage and workshop area, as well as rumpus or bungalow style room area with a third bathroom, creating a great breakaway area from the main home where you can work, store, party or create! The options are endless.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 22900013

#### SALE DETAILS

**Offers Over \$395,000**

#### CONTACT DETAILS

**Elders Towns Shearing**

58 Elizabeth Street  
Launceston, TAS  
03 6334 3484

**Ben Towns**  
0438 937 044

Inspections are by appointment only so give me a call today to inspect.

- Land Area 857.00 square metres
- Building Area: 144.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Double garage

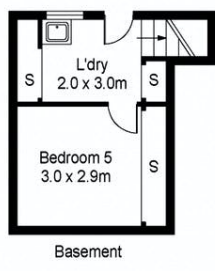
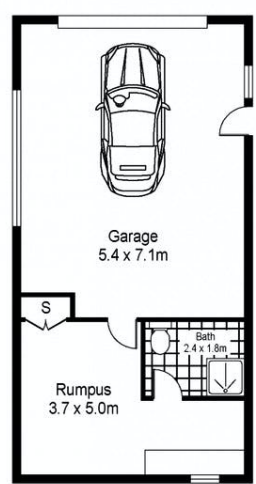




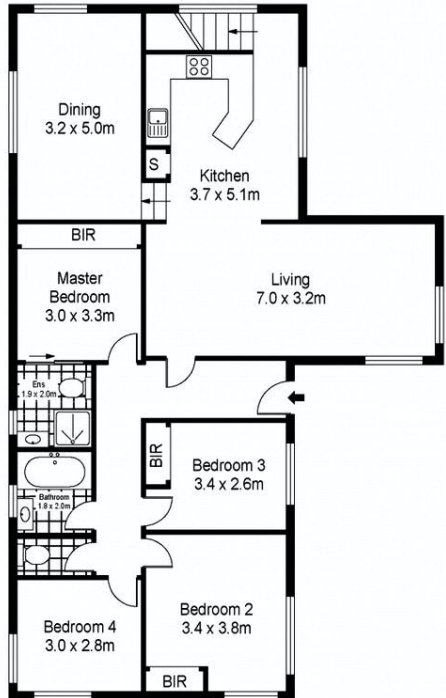




**86 CAMBRIDGE STREET WEST LAUNCESTON 7250 TAS**



Area (approx.)	m <sup>2</sup>
Living	164
Garage	38
Total	202



Scale in metres Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

