



## 2 Gofton Street, SCOTTSDALE, TAS 7260

Spacious, flexible living in North-East Tasmania

This solid two-storey brick home offers generous space and a highly flexible layout, making it ideal for large families or those seeking multi-generational living. Located in a great position close to all town services, the home combines comfort, convenience, and excellent lifestyle or income potential.

**TYPE:** For Sale

**INTERNET ID:** R24800224

**SALE DETAILS**

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.



The home features five bedrooms and two bathrooms, with a practical layout that provides excellent separation of living zones. Upstairs offers open-plan living along with three bedrooms, while downstairs includes a second living area and two additional bedrooms, creating the perfect setup for teenagers, extended family, or guests. The lower level could also be utilised as a private space for grandparents or as a potential rental area if desired.

An updated kitchen services the home well and connects seamlessly to the living spaces. The home is kept comfortable year-round with the warmth of wood heating during the cooler months and the convenience of reverse-cycle air conditioning for both heating and cooling. Off the main living area is a long balcony, ideally positioned for outdoor entertaining or simply relaxing while enjoying views out towards Mount Stronach.

Outside, a private backyard provides a secure area for children, pets, or relaxed outdoor enjoyment. A double carport is conveniently positioned near the front door, keeping you dry on rainy days when returning home after an eventful day or unloading groceries with ease.

Scottsdale is the service hub of North-East Tasmania and offers a warm, welcoming community with a proud rural heritage. Located just 62 kilometres from Launceston and 34 kilometres from Derby's world-renowned mountain bike trails, the town is also only 25 kilometres from the beaches of Bridport and the acclaimed Barnbougle Dunes and Lost Farm golf courses. With its peaceful atmosphere, strong community spirit, and fresh country air, Scottsdale is a wonderful place to raise a family or enjoy a safe and relaxed lifestyle.

This versatile property presents an excellent opportunity to secure a spacious family home in a well-connected and highly liveable location.

- Land Area 589.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double carport
- Floorboards

**Offers Over \$475,000**

#### **CONTACT DETAILS**

**REX Launceston**  
54 Cameron Street  
LAUNCESTON, TAS  
03 6333 7888

**Justin Wiggins**  
0438 522 876









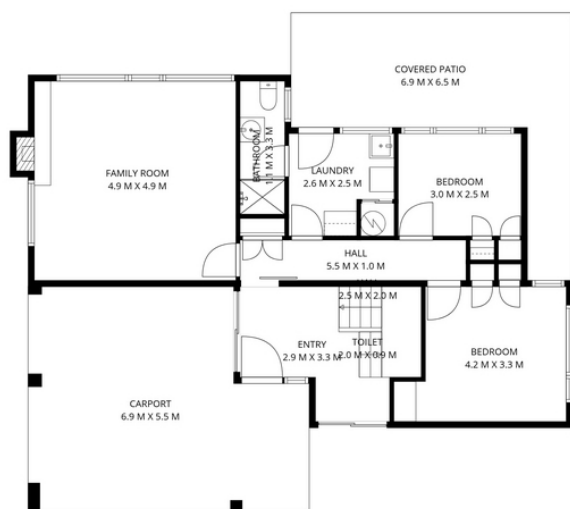




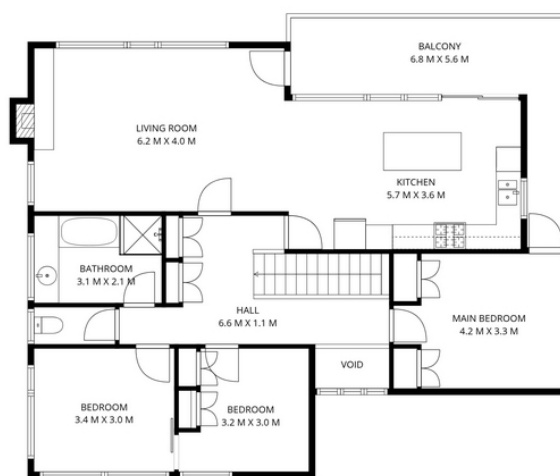








1ST FLOOR



2ND FLOOR

## 2 Gofton Street, Scottsdale



Provided by NB Media



Plan is not to scale. The floor plan is intended as a guide only. All information is indicative and approximate. All information is to be verified on site. The vendor and/or listing agent and provider of this floor plan are not responsible for any errors and/or omissions.