



66 Ernest St, Kings Meadows



## ROOM WITH A VIEW

This expansive home is set on a large corner block and is a perfect match for a growing family keen to live in the popular suburb of Kings Meadows.

Built in 1976 there is much on offer here and the spacious split-level floorplan allows for flexible living arrangements. The top section of the house has been nicely updated with new floor coverings and a modern kitchen complete with quality stainless appliances, including a plumbed in LG fridge. This space is the central hub of the house and flows around into a formal dining area and light filled lounge room which is open and comfortable.

Glass sliding doors lead out to a generous deck, ideal for entertaining large groups of friends and family and the unobscured views from here are superb. The master bedroom offers a walk-in robe and ensuite while two of the other bedrooms have built-in robes. The main bathroom includes a shower and bath, with the added convenience of both a separate toilet and laundry.

Downstairs there is a sizeable rumpus room (with bar) that leads off the entry

🏠 4 🛏 2 🚿 2 📏 1,315 m2

**Price** SOLD for \$500,000

**Property Type** Residential

**Property ID** 395

**Land Area** 1,315 m2

**Floor Area** 305 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



foyer and this space could potentially be converted to a home office, teenager retreat or even a self-contained studio (STCA). To complete the picture there is also secure parking in the double remote garage with internal access.

66 Ernest Street is located within close walking distance to Kings Meadows High School and Meadows Mews shopping precinct and is a rare find in the current market.

A 'Pre-Purchase Building Inspection Report' has already been completed for buyer convenience so call Rae today to find out more on 0455 445 300.

Annual Launceston City Council rates \$1900 approx.

Annual Taswater rates \$880.00 approx. + usage

Rental Appraisal \$590.00 - \$630.00 per week

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