



## West Launceston, TAS

235 Upper York Street

3  
BED

1  
BATH

1  
CAR

key2 PROPERTY

### Moments from the Gorge!

Ideally located within a short stroll of Launceston's iconic Cataract Gorge, and boasting a fabulous leafy green outlook, is this excellent West Launceston home. The property offers a functional, spacious floorplan with three generous bedrooms, and features a great deck and plenty of off-street parking space.

- Low maintenance brick home in a great location!
- Functional floorplan offering three generous bedrooms with built-in robes
- Great natural light throughout and a lovely outlook towards the Cataract Gorge
- Large bathroom with corner spa bath and shower
- Large, sunny lounge room connecting to one of two decks
- Fabulous upper deck with space for entertaining, and perfectly positioned to enjoy the leafy green surrounds

### Best Offer Over \$399,000

**Contact:** Ananda & Kate  
0488 448 071  
Tania Clarke  
0400 943 244

**Type:** House

<https://www.key2.com.au>



**165m<sup>2</sup> total  
approx. floor area**



**235 Upper York Street, West Launceston**



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