



**25 Eardley St, South Launceston**



## City Terrace Cottage With Studio

A stunning brick character terrace cottage conveniently located within walking distance of the LGH, City of Launceston and local park.

Picture perfect street appeal and a property that will make a fantastic home or rental investment. Beautifully presented internally, the current owners have used bright neutral colours throughout and combined with the many character features of the property adds real charm and warmth.

The practical layout offers an entrance hall, two bedrooms with a sunroom off both rooms, an open plan lounge / dining room with beautiful feature brick fireplace, a bright and functional kitchen, bathroom and a laundry.

The Studio to the rear has been renovated and is now a wonderful office that has floor and ceiling insulation, telephone and internet port and a double glazed window. A private paved courtyard is an ideal place for summertime entertaining. While the gardens are landscaped and there is rear access.

Exceptional buying and an opportunity not to be missed!!

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<b>Price</b>	SOLD for \$345,500
<b>Property Type</b>	residential
<b>Property ID</b>	289
<b>Land Area</b>	312 m2
<b>Floor Area</b>	95 m2

### Agent Details

Paul Flanagan - 0408 139 862

### Office Details

Launceston  
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