



## Premium Property in Prime Position

This 1930 gem has been lovingly renovated throughout and offers the rare combination of quality accommodation in a central location. Misleading from the front, there is so much on offer here and the impressive split-level floorplan allows for plenty of options.

On entry, the vastness of the space comes as a surprise as there are no walls separating the large open plan living and dining area. This top section of the house has an abundance of natural light and a beautiful leafy outlook from every back window.

The property has been tastefully updated but with plenty of classic, original features still on show here. The expansive kitchen has been cleverly designed with the inclusion of quality appliances, a breakfast bar and both water and power outlets in a cupboard should an upstairs laundry ever be called for. The green and white tiled bathroom is a central highlight with the convenience of a separate shower and a classic claw foot bath.

The generous dining area would be wonderful for lively gatherings with family and friends and it flows into a comfortable, carpeted lounge room. At the other end French doors lead out to an undercover deck ideal for year-round entertaining, and from this vantage point the sweeping view across to Mt

3 2 1 557 m2

<b>Price</b>	SOLD for \$700,000
<b>Property Type</b>	Residential
<b>Property ID</b>	339
<b>Land Area</b>	557 m2
<b>Floor Area</b>	156 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
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Barrow is truly spectacular.

Two of the bedrooms (both with built-ins) are located upstairs while the downstairs section of the house could be simply converted into a fantastic self-contained apartment (STCA) ideal for a long-term rental, Airbnb or a studio. This lower area has a separate side access and comprises a lovely second living/dining room, combined laundry and kitchenette and a large third bedroom with adjoining shower room with toilet.

There is the convenience of secure parking in the single garage (remote access) and an abundance of storage both within and underneath the house. To the back is an impressive, fully landscaped garden that includes fruit trees, herb garden, a grassed area and a beautiful Liquid Amber tree. There is plenty of space on this substantial block for children to safely explore and two garden sheds complete the outdoor picture.

The house is connected to mains gas and has an instantaneous gas water heater. Additionally, the electric storage water heater is still able to be re-connected if desired. A security system operates throughout the house, including the free standing garage.

69A Lyttleton Street is perfectly located within close walking distance to some of Launceston's best schools, great cafes, the Aquatic centre, public and private hospitals and the Launceston CBD. This is a property not to be missed so call Rae today on 0455 445 300 to find out more.

Annual Launceston City Council rates \$2096 approx

Annual Taswater rates \$1000 approx + usage

Rental Appraisal - \$550-\$600 per week

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