







Something Special in East

3 1 1 774m2

This 1930's beauty has been loved and lived in by the same owners since 1994. An impressive offering in the current market, combining quality accommodation in a premium location. Misleading from the street there is much on offer here and the unique floorplan allows for plenty of options.

The front door opens into a beautiful timber floored hallway that leads into two of the three bedrooms, a magnificent formal dining room and formal lounge. This front section of the house has an abundance of natural light and stunning, unobscured mountain views from every window.

20 Gladman Street does need updating and a Pre-Sale Building Inspection Report has already been completed for buyer convenience. The listed maintenance issues will quickly be overshadowed by the many exquisite original features still on show here. The timber kitchen offers plenty of storage space and opens into a third living room, separate laundry and second toilet.

The generous formal dining room with sandstone open fireplace, would be perfect for lively gatherings with family and friends. French style doors open out from here to an undercover, central verandah providing yet another ideal entertaining space.

There is the convenience of a single carport and an abundance of storage both

Price	SOLD for $710,000
Property Type	Residential
Property ID	369
Land Area	774 m2
Floor Area	167 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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within and underneath the house. To the back is an impressive, landscaped garden that includes established trees and lawn. There is plenty of space on this substantial block for children to safely explore and the backyard can be made fully fenced simply by reinstalling some side gates.

20 Gladman Street is perfectly located within close walking distance to some of Launceston's best schools, the Aquatic Centre, public and private hospitals and the Launceston CBD. This property offers something really special so call Rae today on 0455 445 300 to find out more.

Annual Launceston City Council rates $1947 approx

Annual Taswater rates $1000 approx + usage

Rental Assessment $520.00-$580.00 per week with improvements (Property Wise)

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

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