







Charming Character Home In South

3 1 2 794m2

This 1920 gem is a rare find in the current market offering character and contemporary design in an ideal central location. On entry the floorplan comes as a pleasant surprise with unexpectedly spacious rooms, a neutral colour palate and an abundance of natural light in the back section.

The open plan living area is the heart of the home and has both a wood heater and reverse cycle split system to ensure year-round comfort. The corner kitchen has a beautiful leafy outlook and offers quality stainless appliances and plenty of bench space. This central living zone is perfect for social gatherings with family and friends, particularly when the tri-fold glass sliding doors are opened up to the expansive timber deck.

The bathroom is simple but stylish in design and includes a shower, vanity and the toilet. Although this property has been impressively updated throughout, there are still some classic original features on show here including bay windows, coloured stained glass and picture rails.

Stairs off the deck lead down to the newly fenced backyard complete with chicken coop and beautiful established Ash and Elm trees. This back area is perfect for children and pets to play safely and there is enough room to extend the back of the house if desired (STCA). A laundry nook is located underneath

Price	SOLD for $519,300
Property Type	Residential
Property ID	370
Land Area	794 m2
Floor Area	123 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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the house along with an enormous amount of dry storage space.

457 Wellington Street is conveniently located between the Kings Meadows shopping precinct and Launceston CBD with a bus stop in close proximity. This beautiful home offers a tangible feeling of yesteryear combined with modern design and is one not to be missed. A Pre-Purchase Building Inspection Report has already been completed for buyer convenience.

Call Rae today on 0455 445 300 to find out more.

Annual Launceston City Council rates: Approx $1700.00 per annum

Annual Taswater rates: Approx $1000.00 + usage per annum

Rental Appraisal: $480.00 - $520.00 per week

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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