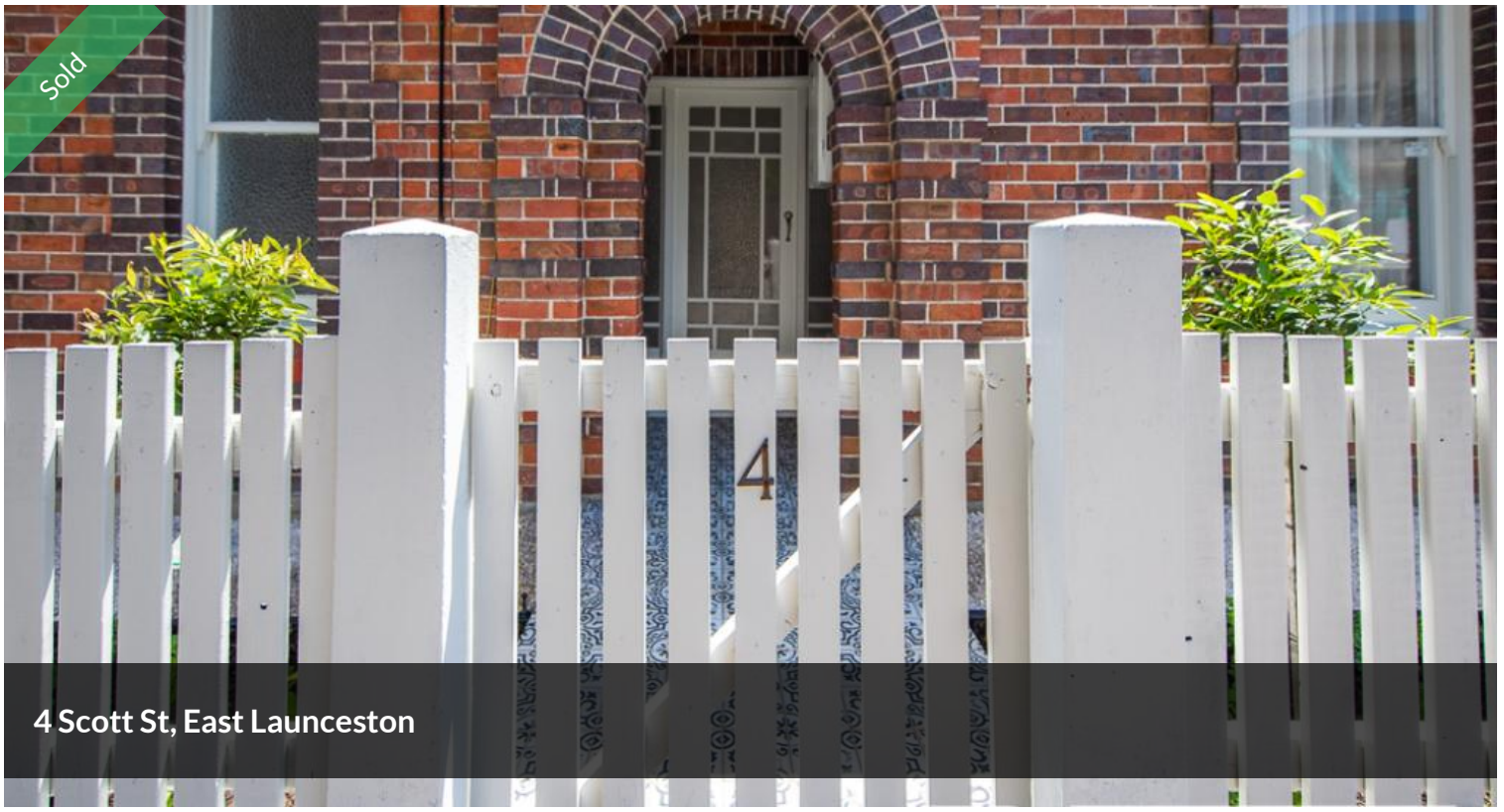








PRESTIGE ON ST GEORGES SQUARE

2 1 1 199m2

This immaculate 1940 cottage is a truly unique find, offering an impeccable renovation on the edge of St Georges Square. Every aspect of this beautiful home has been updated, with quality workmanship and superb attention to detail. There are premium fittings and fixtures throughout and although the floorplan is compact, the design is flawless.

A smart entry foyer leads into both the spacious kitchen and lounge with adjoining sunroom. In the kitchen, buyers will be impressed by the quality Westinghouse appliances and the abundance of storage space, with room to entertain a large group of friends.

There are two double bedrooms (one with WIR) and an impressive tiled bathroom that includes the toilet. A lovely side courtyard provides a wonderful outdoor living area off the kitchen, perfect for relaxing with a book or family and friends.

Comfort is key in this home with reverse cycle ducted heating and cooling, along with high quality floor coverings and window furnishings in every room. There is a touch keypad for easy secure entry and an automatic gate for access to the parking area. This home has been rewired and replumbed and there is nothing more to do than move in and enjoy.

Price	SOLD for $800,000
Property Type	Residential
Property ID	406
Land Area	199 m2
Floor Area	95 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
7250 Australia
0408 139 862

FR FLANAGAN RESIDENTIAL

Leave your car at home and walk down into the CBD in 10 minutes or enjoy a coffee at one of the wonderful local cafes on the Square. This home offers the ultimate in convenient, low maintenance living and is one not to be missed.

This is a Strata Title conjoined with 6 Scott Street, however there are currently no annual fees or shared common areas.

Annual Launceston City Council Rates – Approx $1,665.00

Annual Taswater Rates – Approx $988.00 + Usage

Rental Appraisal - Approx $650 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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.