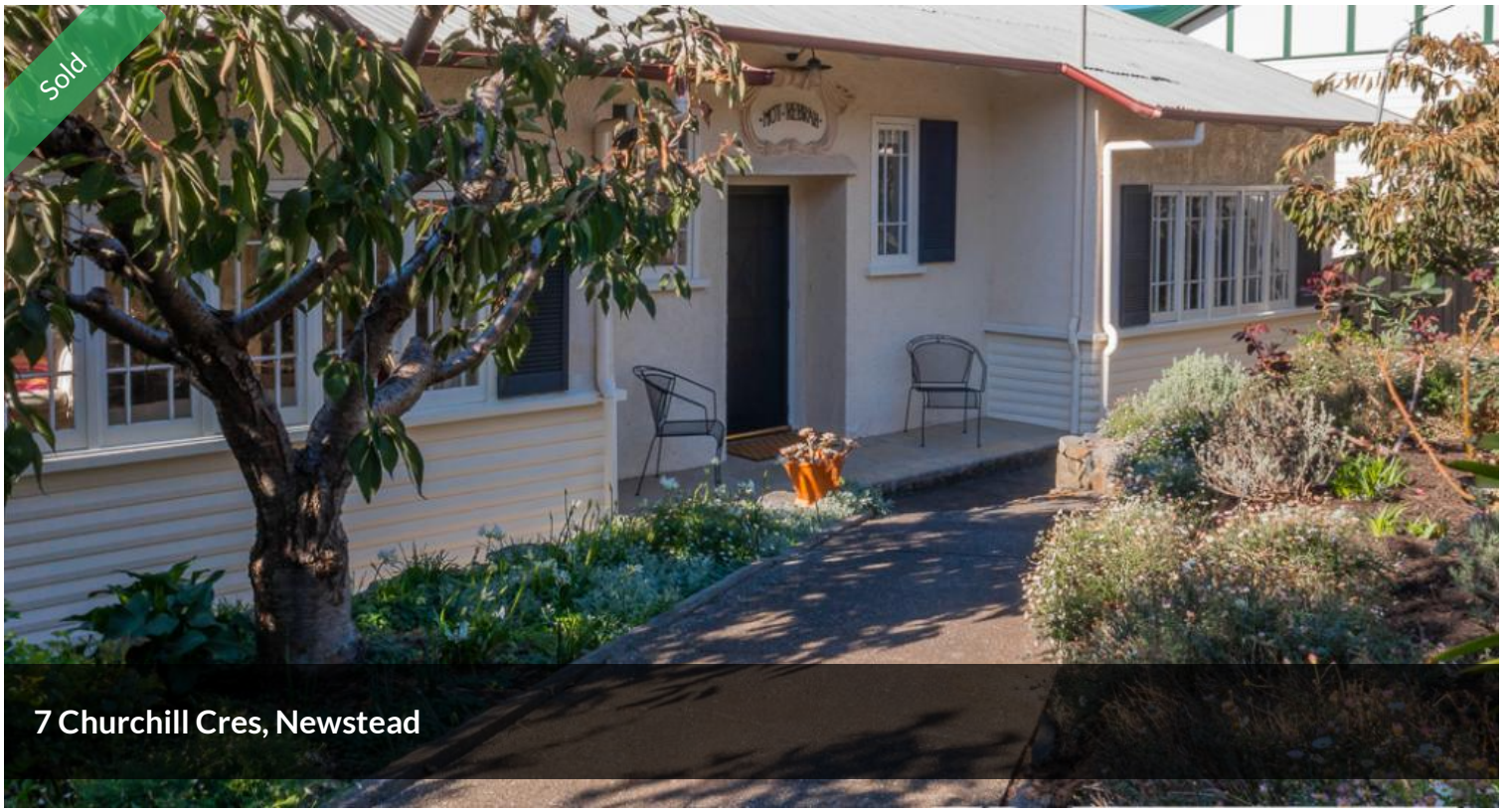







Something Special in Newstead

3 1 910m2

Lived in and loved by the same owners for over forty years, this 1930 beauty is an impressive offering in the current market. 7 Churchill Crescent combines quality accommodation and superb views 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 foyer with custom window seats and a unique central landing that overlooks the entry. This space flows out into the contemporary dining and kitchen zone with French style doors opening to a split-level deck, providing an ideal entertaining space with breathtaking views.

Both the generous formal lounge and adjoining sitting room provide comfortable spaces for hosting lively gatherings with family and friends. Exquisite original features are still on show throughout the home and perfectly complement the modern improvements, such as a ducted electric heating, quality kitchen appliances and an efficient wood heater.

The house is north east facing and every room has an abundance of natural light with unobscured mountain views from all back windows. The spacious master bedroom offers built-in wardrobes and has the convenience of a connecting sunroom/study. A good size bathroom includes a shower, bath vanity and toilet.

Price	SOLD
Property Type	Residential
Property ID	423
Land Area	910 m2
Floor Area	190 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

Launceston
108A Tamar Street Launceston TAS
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Located downstairs are the second and third bedrooms (both with built-ins) as well as a large open laundry room, which incorporates a second toilet and plenty of storage. A private studio with separate access, is located at the back of the house and would be ideal as a home office or a peaceful work space for someone creative. This space also has access to an expansive amount of under house storage.

The block size is substantial but easy care with some lawn, garden beds and some beautifully established trees including the white ornamental flowering cherry, fig, quince, apple, pear and lemon. There is a sunny paved area at the front of the house and the no through road makes for a peaceful setting. Plenty of street parking is available directly in front of the house.

7 Churchill Crescent is conveniently 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 is a rare find so call Rae today on 0455 445 300 to find out more.

Annual Launceston City Council rates $1766.00 approx

Annual Taswater rates $1036.00 approx + usage

Rental Appraisal $600 per week approx (Property Wise Launceston)

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.