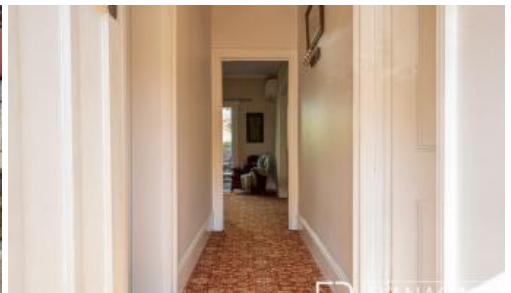


Sold



21 Hampden St, South Launceston



HISTORIC RENOVATOR'S DELIGHT

This 1850 hidden gem has been lived in and loved by the same owner for over twenty years, located within a stone's throw of the Launceston General Hospital. With the charm of yesteryear throughout, this quaint brick cottage does need some structural restoration and would therefore best suit an experienced renovator or builder.

The floorplan here is compact however it comes as a pleasant surprise with each room being a substantial size. At the front of the home there are two spacious double bedrooms with built-in storage, while a central hallway leads down to the open plan lounge and light filled dining area.

The kitchen is basic but functional and leads through a laundry room into the bathroom with shower, vanity and toilet. Classic white French double doors open outside to a paved alfresco area, perfect to enjoy an afternoon coffee and to entertain friends.

The block is an excellent size with well-established trees, lawn and garden beds. A garden shed completes the picture in the backyard.

Undercover off-street parking is available for one vehicle and under the current Launceston City Planning Scheme there could be potential to extend the back of the house or build an ancillary dwelling (STCA). An extra bonus is the

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Price	SOLD for \$520,000
Property Type	Residential
Property ID	486
Land Area	402 m2
Floor Area	99 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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



property is being sold with 'Concept Building Plans' by Woodbury and Co. for a stunning back extension.

21 Hampden Street is brilliantly located in the most peaceful pocket but still within close walking distance to some of Launceston's most popular cafes and restaurants and the CBD.

A Pre-Sale Building Inspection Report has already been completed for buyer convenience and the property is being sold 'as is'.

This is one not to be missed so give Rae a call today to find out more.

Annual LCC rates: Approx \$1,800.00 approx.

Annual Taswater rates: Approx \$1,200.00 approx. + usage

Rental Appraisal (Property Wise Launceston: \$400.00 - \$440.00 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.

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.