

Sold

186 Cambridge St, West Launceston



## Perfect First Home or Downsize

Behind a picture perfect white picket fence and front garden sits the incredibly charming 'Cambridge Cottage'. This beautifully presented brick and weatherboard home offers comfort and convenience in the ever popular West Launceston.

Buyers will be impressed by the many improvements made throughout the home, including fresh paint, new floor coverings and window furnishings. There is simply nothing to do here except move in.

This property is misleading from the street and offers a surprisingly spacious room configuration. The light filled entry foyer leads off into the lounge room, bathroom and two of the bedrooms. These two double bedrooms have ceiling to floor built-ins, while the smaller third bedroom would best suit a younger person or make a great office space. The neatly updated bathroom incorporates a shower, vanity and the toilet.

186 Cambridge is efficiently warmed by electric heat (heat pump and panels) and also has the ambience of an open fire place in the lounge. At the heart of the home is a highly functional kitchen and dining area separated by an island bench. This open plan space flows into an expansive laundry or mud room, the third bedroom and an undercover deck. This lovely outdoor space would be

3 1 3 668 m2

**Price** SOLD for \$530,000

**Property Type** Residential

**Property ID** 490

**Land Area** 668 m2

**Floor Area** 115 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



ideal for entertaining family and friends and overlooks a fully fenced back yard,  
ideal for children and pets to play safely.

A good size garden shed and double carport complete the picture here, along  
with extra driveway parking for a boat or caravan.

A Pre-Sale Building Inspection has been completed for buyer convenience and  
no structural defects have been noted. Call or text Rae today on 0455 445 300  
to find out more.

Launceston City Council Rates – \$1,682.60 approx.

Taswater - \$1,200 approx. + usage

Rental Appraisal (Property Wise Launceston) - \$460-510 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  
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