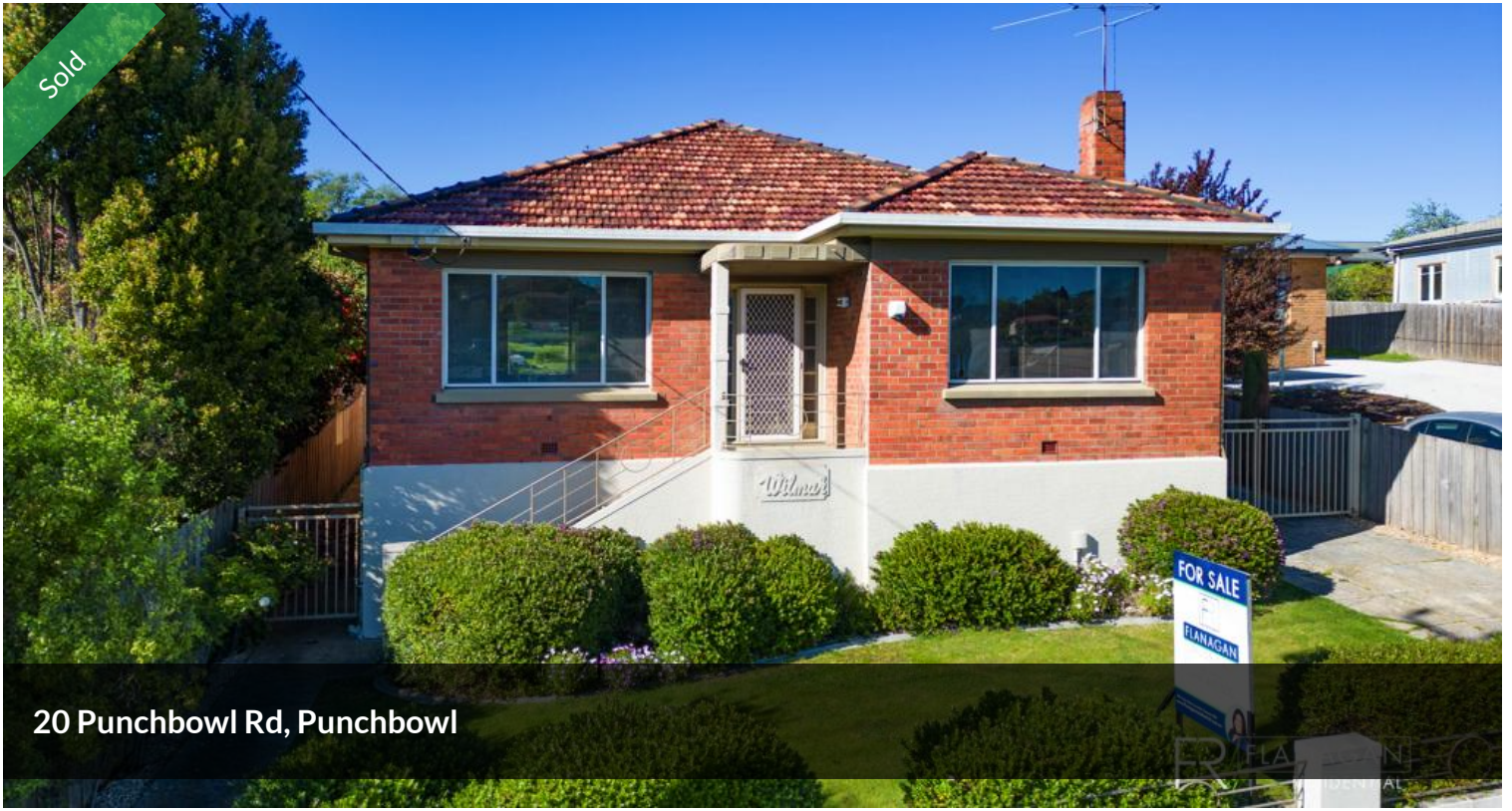


Sold



20 Punchbowl Rd, Punchbowl



## IDEAL FIRST HOME WITH ROOM TO MOVE

Originally built in 1948 - 'Wilmah' - is impressive for her age from both a presentation and structural standpoint. There certainly is unlimited potential here to update cosmetically, or simply leave 'as is' and live very comfortably. The property is on town gas (instant hot water and heat) but also offers electric heating and cooling, plus some wonderful original features. Step back to the late 1940's with polished timber floorboards, traditional style cabinetry, a sandstone fire place, textured interior walls and classic ceiling design.

All the main rooms lead off a striking entry foyer and include three bedrooms with built-ins (older style), bathroom with shower over bath, a separate lounge and spacious open plan kitchen and dining area. The lounge room is positioned at the front of the house and has large windows providing plenty of natural light. The expansive original kitchen and adjoining dining space are at the heart of the home, while the walk-through laundry and separate toilet are located at the back.

Glass sliding doors lead outside to a paved entertainment area and a fully fenced backyard, perfect for children and pets to play safely. The block is relatively low maintenance with neat flat sections of lawn and established garden beds with reticulation.

🏠 3 🛏 1 🚿 3 📏 632m<sup>2</sup>

**Price** SOLD for \$500,000  
**Property Type** Residential  
**Property ID** 511  
**Land Area** 632 m<sup>2</sup>  
**Floor Area** 127 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

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



One of the main drawcards here is the free-standing, powered brick garage with an adjoining storage room. This space provides a secure parking option, along with loads of space for a workshop. There is also a double carport at the back of the house with undercover access inside. Overall this property offers an abundance of storage both inside, outside and underneath the house, plus a good size garden shed completing the picture.

Equally close to both the CBD and Kings Meadows Shopping precinct this is one not to miss, so give Rae a call today on 0455 445 300 to find out more.

Launceston City Council Rates \$1,924.77 approx.

TasWater Rates \$1,109.92 approx + usage

Rental Appraisal (Property Wise Launceston - \$450-\$470 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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