







Something Special in East

3 1 1 774m2

This 1932 beauty is an impressive offering in the current market, combining high quality accommodation and a premium location. Misleading from the street, there is so much on offer here with an incredibly spacious floorplan that will allow occupants room to move.

The front door with original leadlight glass, opens out to a beautiful timber hallway that flows into two of the three bedrooms and an impressive lounge complete with an open fireplace with a superb Tasmanian sandstone finish. French style doors open out to an undercover, central balcony ideal as an entertaining space or private place to enjoy a morning coffee. The front section of the house has an abundance of natural light and unobscured mountain views from every window.

There are many exquisite 1930's features still on show, sitting alongside impressive updates such as quality wool carpet, fresh paint and premium window furnishings. There is opportunity for further updating in the kitchen and bathroom, however both of these areas are spacious and highly functional as seen. The timber kitchen has a large pantry and the open plan design comprises a third living room or family dining zone, a separate laundry with the

Price	SOLD for $815,000
Property Type	Residential
Property ID	573
Land Area	774 m2
Floor Area	167 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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convenience of an adjoining second toilet.

There is an older style single carport and an abundance of extra storage both within and underneath the house. To the back is an impressive garden that includes established trees and lawn. There is plenty of space on this substantial block for children and pets to safely explore and the backyard is fully fenced.

20 Gladman Street is perfectly 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 offers something really special so call Rae today on 0455 445 300 to find out more.

A Pre-Sale Building Inspection Report has already been completed for buyer convenience.

Annual Launceston City Council rates $2,440.00 approx.

Annual Taswater rates $1,412.00 approx. + usage

Rental Appraisal (Property Wise Launceston) $620.00-$670.00 per week

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