



## Charming 1925 Weatherboard Home in Prime Central Location

Step into timeless charm with this beautifully maintained 1925 weatherboard home, ideally situated in a quiet street just minutes from the University campus, CBD, and AFL stadium.

This classic two bedroom, one bathroom residence features soaring high ceilings and original character details throughout, offering warmth, comfort, and instant street appeal. A sundrenched sunroom adds extra living space, perfect for relaxing or working from home.

With a freshly painted exterior and a brand-new roof, the home is ready for its next chapter, whether you're a first home buyer or investor. The large backyard provides ample space for outdoor entertaining, gardening, or future garaging (STCA).

Don't miss this opportunity to secure a character home in a central, convenient location. A perfect blend of vintage charm and modern updates. Come and feel the warmth for yourself!

A Pre-Sale Building Inspection has already been completed for buyer convenience so contact Rae to find out more today.

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<b>Price</b>	SOLD for \$498,000
<b>Property Type</b>	Residential
<b>Property ID</b>	599
<b>Land Area</b>	431 m2
<b>Floor Area</b>	86 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

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



Launceston City Council Rates \$1,806.29

Tas Water Rates \$1,296.56 + usage

Rental Appraisal \$480-\$500 per week (Property Wise Launceston)

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