

Sold



6 Bailey St, South Launceston



## Character, Comfort and Convenience Combined

Brimming with charm, this 1925 weatherboard home in sought-after South Launceston offers the perfect blend of character and modern comfort.

Featuring three generous bedrooms, high ceilings, and beautiful period details, it's a home with warmth and soul.

An updated kitchen and bathroom mean the big-ticket items have mostly been taken care of, allowing you to simply move in and enjoy. A sun-filled front sunroom provides valuable extra living space, while the home remains structurally very sound with only minor finishing touches left to add your own style.

Set on a level, fully fenced block in a discreet, quiet street, the property offers both privacy and convenience all within walking distance from Launceston General Hospital and the CBD.

Whether you're searching for your first home or a savvy investment, this centrally located gem ticks all the boxes.

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

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**Price** SOLD for \$600,000

**Property Type** Residential

**Property ID** 612

**Land Area** 506 m<sup>2</sup>

**Floor Area** 94 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston

108A Tamar Street Launceston TAS

7250 Australia

0408 139 862



Launceston City Council rates \$1,542.13

Tas Water rates \$1,292.00 + usage

Rental Appraisal \$460-\$500 per week (Property Wise Launceston)

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