







Character, Comfort and Convenience Combined

3 1 1 506m2

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.

Price	SOLD for $600,000
Property Type	Residential
Property ID	612
Land Area	506 m2
Floor Area	94 m2

Agent Details

Rae Smith - 0455 445 300

Office Details

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

FLANAGAN RESIDENTIAL

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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