







Character Offering a Self-Sufficient, Sustainable Lifestyle

4 1 3 1,610m2

Perfectly positioned in one of Launceston's most convenient pockets, this charming character home delivers the ideal blend of lifestyle, location and sustainability. Enjoy the ease of walking to the local shopping hub, quality schools and sporting facilities, with the natural beauty of the Cataract Gorge just moments away. Launceston's CBD is also only a short drive or walk, making daily living effortless while still feeling tucked away in your own private sanctuary.

Set to capture wonderful sunshine and elevated views, the home's welcoming deck is the perfect place to relax, entertain or simply soak in the outlook with your morning coffee or evening glass of wine.

Occupying an expansive 1,610sqm (approx.) established allotment, this property truly shines for those seeking a more self-sufficient lifestyle. The grounds feature an impressive mix of mature trees, shrubs, flowering plants, fruit trees and vines, along with generous space for vegetable gardens and further planting. Whether you're dreaming of growing your own produce, creating a thriving garden oasis, or simply enjoying the privacy and greenery, the foundations are already in place.

Inside, the residence offers warmth, charm and flexibility. There are four

Price	SOLD for $750,000
Property Type	Residential
Property ID	627
Land Area	1,610 m2
Floor Area	136 m2

Agent Details

Paul Flanagan - 0408 139 862

Office Details

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

FR FLANAGAN RESIDENTIAL

generous bedrooms (one with built-in robes), a delightful sunroom filled with natural light, and a spacious main living area complete with both a heat pump and wood heater for year-round comfort. Double doors open seamlessly onto the deck, enhancing the indoor-outdoor connection. The kitchen and dining area sit adjacent to the living space, forming the heart of the home. A central bathroom, large laundry and practical rear mudroom/back porch add to the functionality.

Downstairs provides exceptional versatility, with a multipurpose room or home office, two separate workshop areas and additional under-house storage – ideal for hobbies, projects or further development (STCA).

Off-street parking is available at the front of the property, and the inclusion of solar panels and solar hot water further enhances the sustainable credentials of this much-loved home.

Rich in character and thoughtfully maintained, this special property offers its new owners not just a house, but a lifestyle defined by comfort, convenience and connection to nature. Opportunities like this are rare – book your inspection early to avoid missing out.

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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.