

1/61 Talbot Road, South Launceston, Tas 7249

House For Sale

Thursday, 4 April 2024



1/61 Talbot Road, South Launceston, Tas 7249

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 330 m2

Type: House



Richard Sims
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Erin OGrady
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Best Offers Over \$395,000

Welcome to 1/61 Talbot Road, South Launceston, where a bright and sunny home awaits you! This fantastic opportunity is sure to suit an array of buyers seeking comfort, convenience, and charm. Step inside to discover a beautifully updated kitchen boasting quality appliances and ample storage space, making meal preparation a breeze. The lounge area showcases stunning timber flooring and offers direct access onto the deck, perfect for enjoying the sunshine or alfresco dining with loved ones. The residence features two generously sized bedrooms, each with built-in robes. The home is serviced by a central bathroom for added convenience. For year-round comfort, this home is equipped with a reverse cycle air conditioner, keeping you cozy in winter and cool in summer. Downstairs, a versatile rumpus area awaits, offering additional living space and direct access outside. Plus, an additional 3 bedroom/study and second bathroom. Outside, the property boasts an easy-care yard, ideal for those with a busy lifestyle, along with a fantastic outdoor entertaining space where you can gather with family and friends. Parking is a breeze with a double carport providing shelter for your vehicles. Positioned with precision, this home enjoys a convenient location just a short distance from Launceston CBD the LGH, Kings Meadows shopping complex and local schools. Whether you're seeking a comfortable family home or a savvy investment opportunity, 1/61 Talbot Road offers the perfect blend of comfort, convenience, and lifestyle. Don't miss your chance to make it yours! - 2 bedrooms plus rumpus area; - Updated kitchen; - Sunlit living; - Great outdoor deck areas; - Off street parking. Year Built: 1925 House Size: 119sqm Land Size: 330sqm Council Rates: \$1,711pa approx Water Rates: \$1,077pa approx Municipality: Launceston City Council School Catchments: Punchbowl Primary, Kings Meadows & Queechy High School Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.