

11 Dowling St, Launceston, Tas 7250



House For Sale

Monday, 3 June 2024

11 Dowling St, Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 592 m2

Type: House



Jess Christmas and Michael Walsh
0363378000

\$699,000 - \$749,000

If location and convenience is important to you, then look no further. Tucked away behind a large hedge, 'Fernglade' is a hidden oasis right in the heart of everything. This is a fantastic opportunity for city living, a long-term investment or even Airbnb potential. Move straight in and enjoy Launceston on your doorstep! With charming period features and warm living space flooded with natural light, this little gem will definitely pull at your heartstrings. The floorplan starts with master including ensuite and robe, 2 further double bedrooms with robes, central bathroom and separate toilet. The cosy lounge benefits from electric and wood heating and the dining room opens directly onto a lovely side entertaining deck. At the rear of the home, the bright kitchen offers constant inspiration by overlooking the veggie beds and abundant lemon tree and is ideal for watching the kids at play. An additional studio room creates the perfect home office with separation from family life or could be the hobby space you've been looking for? Off street parking is covered with a side drive with roller door, providing secure parking for up to 3 vehicles, plus gardens sheds & workshop/storage.

11 Dowling St at a glance:

- Charming 1917 character weatherboard home
- Central location - just metres to Elphin Sports Centre, Kmart & City Park
- 3 double bedrooms, master with ensuite
- Additional studio - perfect for home office or rumpus
- Entertaining deck and thriving garden
- Secure parking for up to 3 vehicles

Additional Information:

- Land: 592sqm
- House: 136sqm
- Year Built: 1917
- Municipality: Launceston City
- Rates: Approx \$1,900 per annum
- Water: Approx \$1,100 per annum

Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements and boundary lines are approximate.