

11 Norwich Street, South Launceston, Tas 7249

House For Sale

Tuesday, 14 November 2023

11 Norwich Street, South Launceston, Tas 7249

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2096 m2

Type: House



Jeremy Wilkinson
0363379700



Navjot Nav Kaur
0363379700

Best Offer Over \$945,000

Feel the allure of this meticulously maintained circa 1920 solid brick and tile home, situated on 2096 sqm of land spanning two titles. Embrace the privacy and tranquility offered by established trees and gardens, creating a serene oasis. The property presents easy development potential for units (STCA) on a separate title, adding a layer of versatility. The character-rich four-bedroom home boasts four living rooms, allowing for various configurations and the separate bedroom with a mezzanine level offers flexibility as an office, rumpus, home gym, or studio. The spacious open-plan kitchen/family room, featuring timber benchtops, a double oven and a walk-in pantry, is a delightful space for culinary pursuits. Period features such as high ceilings, fireplaces, picture rails and ornate timber fretwork enhance the home's unique charm. Two updated bathrooms, including one with a full-size bath, cater to family needs and stay comfortable year-round with reverse cycle air conditioning. The stunning gardens and paved courtyard provide an inviting outdoor retreat for all seasons and the property also includes a double remote-controlled garage. Conveniently positioned, it is central to all Launceston has to offer, near schools, supermarkets, shops and only three minutes from Launceston General Hospital or six minutes to Launceston's CBD.

Key Features:

- A beautifully maintained and majestic circa 1920 solid brick and tile home and 2096 sqm of land
- Set on two titles with established trees and gardens providing privacy and a tranquil oasis
- Easy development potential for units etc with a separate title (STCA)
- A lovely character home with four bedrooms and four living rooms (options for various configurations)
- Separate bedroom with mezzanine level could also serve as an office, rumpus, home gym or studio
- Spacious open-plan kitchen/family room featuring timber benchtops, double oven and walk-in pantry
- Options for formal and/or informal dining
- Two updated bathrooms (one with full size bath - great for families)
- Period features include high ceilings, fireplaces, picture rails, ornate timber fret work
- Reverse cycle air conditioning (2 units)
- Monitored security system
- Gorgeous gardens and a paved courtyard, sheltered from the elements for all-year enjoyment
- Double remote-controlled garage
- Well-positioned: central to all Launceston has to offer.
- Close to schools, supermarkets, shops & all city services
- Only 3 minutes to Launceston General Hospital
- Only 6 minutes' drive to Launceston's CBD & 10 minutes to Launceston Airport

Contact Jeremy Wilkinson & Nav Kaur for further information.

Rental estimate: Up to \$600 pw
House size: 204 sqm
Land size: 2096 sqm (over 1/2 an acre) on 2 titles
Built: 1920
Council: Launceston City
Rates: \$2,500 pa
Zoning: General Residential**

Harcourts Launceston 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. All measurements are approximate**