

114 Cambridge Street, West Launceston, Tas 7250

Sold House

Monday, 14 August 2023

114 Cambridge Street, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 927 m2

Type: House

\$495,000

Introducing 114 Cambridge Street that would make a great first home or smart investment in gorgeous West Launceston. This well-cared for, 3-bedroom property is north-facing and sun-drenched and boasts separate laundry and toilet, outdoor studio, generous under house storage, great sized back-yard fully fenced for children and pets, expansive outlook, neat established front and back garden and ideally located just 8 minutes from Launceston's CBD and the Launceston General Hospital. Close to public transport, schools, shops, service station and all amenities, there's convenience at every turn. Potential strata-development opportunity also (STCA), this property has potential plus! Built: 1962 Building Size: 108m² Land Size: 927m² Council Rates: Approx. \$1700 per year Water Rates: Approx. \$800 per year Zoning: General Residential Rental Appraisal: Current estimate \$450 per week. Renovated estimate \$550 per week. **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**