

120 Frederick Street, West Launceston, Tas 7250

House For Sale

Tuesday, 5 December 2023

120 Frederick Street, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 885 m2

Type: House



Jeremy Wilkinson
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Navjot Nav Kaur
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Best Offer Over \$695,000

Step into this charming circa 1958 weatherboard home, surrounded by delightful long-established gardens. Nestled on the edge of the CBD, a mere 600 metres from Launceston General Hospital, this residence combines convenience with tranquility. Enjoy fabulous views of Launceston city from the elevated block, complemented by a private deck and alfresco area. Inside, find three double bedrooms with built-in wardrobes, a sunny family living/dining space and a versatile separate lounge room (convertible to a fourth bedroom). The well-appointed modern kitchen boasts a double sink, while original polished timber floors and fretwork add character throughout. Additional comforts include an updated bathroom with a full bath, reverse cycle air conditioning and wood heating. With a lock-up closed-in carport and under-house storage/workshop space, this property seamlessly blends practicality with potential. Consider the opportunity to add value in the future with a unit or granny flat (STCA) off Frederick St or add a return with Airbnb. Enjoy proximity to shops, supermarkets, restaurants and entertainment, as well as a short stroll to parks and the iconic Cataract Gorge. Only a 6-minute drive to Launceston's vibrant CBD, this home offers a harmonious blend of city living and natural beauty.

Key Features:

- A circa 1958 weatherboard home surrounded by lovely long-established gardens
- Situated on the edge of the CBD within walking distance (600m) to Launceston General Hospital
- Positioned on an elevated block with fabulous views over Launceston city
- Three double bedrooms (all with built in wardrobes)
- Sunny family living/dining & separate lounge room (or 4th bedroom if required)
- Well appointed, updated modern kitchen with double sink
- Original polished timber floors and fretwork in the hall
- Updated bathroom with full bath
- Reverse cycle air conditioning & wood heating
- Private block with city views from the deck and alfresco area
- Lock up closed-in carport (Access off Reserve St)
- Under house storage/workshop space
- Potential to value add with a unit or granny flat off Frederick St (STCA)
- Walking distance to shops, supermarkets, restaurants, hotels & entertainment
- Close to parks and the Cataract Gorge
- Only 6 minutes' drive to Launceston's CBD

Contact Jeremy Wilkinson & Nav Kaur for further information.

Rental estimate: Up to \$530 long term
Airbnb return; currently receiving up to \$220 per night

Property size: 110 sqm
Land size: 885 sqm
Built: 1958
Council: Launceston City
Council rates: \$1,944 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