

13 Abbott Street, East Launceston, Tas 7250

House For Sale

Sunday, 31 December 2023

13 Abbott Street, East Launceston, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 413 m2

Type: House



Jeremy Wilkinson
0363379700



Navjot Nav Kaur
0363379700

Best Offer Over \$945,000

This beautifully renovated 1900's character home in highly sought-after East Launceston, seamlessly blends modern upgrades with timeless features. Enjoy the seamless flow between indoor and outdoor living with a private rear courtyard accessed through double French doors. Bask in the sunshine in the spacious living and kitchen area, complete with a contemporary open kitchen featuring an island bench, large 5-burner induction cooktop and dishwasher. This home offers four double bedrooms, each adorned with timber mantles and fireplaces, while the master bedroom pampers with an elegant ensuite featuring a luxurious spa bath and separate shower. The versatile office space can easily transform into a 5th bedroom, nursery, home gym, or more. Additional features include reverse cycle air conditioning, polished timber flooring and original timber doors and trims. Plus, a double remote-controlled garage ensures your convenience and security. Experience the ultimate lifestyle with a short stroll to a variety of coffee shops, restaurants and quality public or private schools. Don't miss this opportunity to make this East Launceston haven your own!

Key Features:

- A beautifully renovated 1900's character home in highly sought-after East Launceston
- Thoughtfully modernized without losing its charm and character features of high ceilings & ceiling roses
- Gorgeous indoor/outdoor private rear courtyard opening from the living spaces via double French doors
- Positioned within easy walking distance of a variety of coffee shops & restaurants
- Sunny living and kitchen area
- A contemporary yet timeless open kitchen with an island bench, large 5-burner induction cooktop & dishwasher.
- Four double bedrooms, all with timber mantles and fireplaces
- Master bedroom features an elegant ensuite with large spa bath and separate shower
- A versatile office which could also be used as a 5th bedroom/nursery, home gym etc
- The space-saving main bathroom is cleverly integrated with the laundry for convenience
- Reverse cycle air conditioning
- Polished timber flooring, original timber doors and trims
- Double remote-controlled garage
- Easy walking distance to quality public and private schools
- Centrally located to shops, supermarkets, entertainment & services
- Only 600m to Launceston Aquatic Centre & 750m to City Park
- A mere 2 minutes' drive to Launceston's city centre or a short walk (under 1km)

Contact Jeremy Wilkinson & Nav Kaur for further information.

Rental estimate: \$750 p/w
House size: 170 sqm
Land size: 413 sqm
Built: 1900
Council: Launceston
Zoning: General Residential
Council Rates: \$2,310 pa
Heritage Listed: No**

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**