

# 13 Lyttleton Street, East Launceston, Tas 7250

## House For Sale

Tuesday, 19 December 2023

13 Lyttleton Street, East Launceston, Tas 7250

Bedrooms: 6

Bathrooms: 3

Parkings: 5

Area: 1561 m2

Type: House



Jeremy Wilkinson  
0363379700



Navjot Nav Kaur  
0363379700

## Best Offer Over \$1,650,000

Privately nestled in one of Launceston's most coveted streets, this exquisite 1967 brick home is a testament to timeless elegance and modern convenience. Renovated over time, the house spans three levels, offering an expansive living space with multiple decks and outdoor areas. The kitchen is a highlight, boasting top-tier appliances, including a Miele dishwasher, induction cooktop and sleek Corian benchtops. The flexible floor plan includes formal dining, a lounge, a rumpus room and five to six bedrooms, complemented by a convenient study/office. The lower level presents a versatile space with an additional bedroom, lounge and a third bathroom, making it perfect for a teenager's retreat or a granny flat option. The property comes complete with a remote-controlled garage featuring internal access and space for a workshop, storage, or home gym. Additional parking options include a carport and ample off-street parking. Perfectly situated for a family, this home is within easy walking distance to quality private and public schools. With the CBD just a 2-minute drive away or a 15-minute walk, seize the opportunity to make this remarkable property your own.

**Key Features:**

- Privately positioned in one of Launceston's most sought after streets
- Easy walking distance to quality private and public schools
- An exquisitely preserved 1967 brick home with renovations over time, blending modern convenience with classic elegance
- An expansive home over 3 levels of living space, choice of decks & outdoor areas to enjoy
- A fantastic kitchen with quality appliances including a Miele dishwasher, induction cooktop & Corian benchtops
- A flexible floor plan with multiple living spaces, including formal dining, lounge, rumpus
- Six bedrooms - all with built-in wardrobes, plus a study/office
- Master bedroom offers a stylish ensuite with bath & separate shower
- Spacious main bathroom offers a walk-in shower & double vanity
- Ease of reverse cycle air conditioning (5 units)
- Convenience of powder room (toilet & basin) off the main living area
- Ducted reverse cycle air conditioning in the upstairs bedrooms
- Exquisite parquet flooring & quality fixtures throughout
- Lower level offers a bedroom, lounge and third bathroom - great for teenager or granny flat option
- Remote controlled garage with internal access & space for workshop/storage/home gym
- Carport and plenty of off-street parking
- Established gardens providing a leafy outlook from the home
- Close to shops, supermarkets & all city conveniences
- Walking distance to cafes, private and public schools
- Close to East Launceston Bowls Club, Aquatic Centre & City Park
- Only 2 minutes' drive to Launceston's CBD

Contact Jeremy Wilkinson & Nav Kaur for further information.

Rental estimate: Up to \$850 pw  
House size: 291 sqm  
Carport size: 25 sqm  
Land size: 1561 sqm  
Built: 1967  
Council: Launceston  
Council rates: \$4,100 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\*\*