

# 142 Balfour Street, Launceston, Tas 7250

## Sold House

Monday, 30 October 2023

142 Balfour Street, Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 230 m2

Type: House



Jeremy Wilkinson  
0363379700



Navjot Nav Kaur  
0363379700

**\$400,000**

Experience the charm of a circa 1890 character home nestled on the edge of Launceston's CBD, within easy walking distance to Launceston General Hospital. This property is brimming with potential, eagerly awaiting your personal touch through renovation. Positioned on a corner block, this home offers the convenience of dual entry points. It features original Baltic pine doors that bring in a touch of timeless character and open-plan kitchen/living spaces. There are two bedrooms on the lower level, complete with built-in storage for your convenience and upstairs, a third bedroom or additional living space boasts fabulous city views. It also offers a private courtyard and an extra off-street parking space, along with the added convenience of a single lock-up garage. This prime location places you with easy access to essential amenities including restaurants, entertainment, supermarkets, schools and all the conveniences of city living. Don't miss this exciting opportunity!

**Key Features:**

- A circa 1890 character weatherboard home on the edge of Launceston's CBD
- Quiet location and so much potential - just waiting for renovation
- Situated on a corner block with dual entry points
- Open plan kitchen and living space
- Two bedrooms downstairs with built-in storage
- Third bedroom or extra living space upstairs with fabulous city views
- Original Baltic pine doors
- Bluestone foundations and easy access under the house
- Private courtyard with extra off-street parking space
- Single lock up garage
- Located so close to Launceston General Hospital that you can walk
- Close to supermarkets, schools & all city conveniences

Contact Jeremy Wilkinson & Nav Kaur for further information. Rental estimate: Up to \$380 pw (Potential to reach up to \$550 pw with renovation) House size: 83 sqm Land size: 230 sqm Built: 1890 Council: Launceston Zoning: General Residential Heritage listed: Yes\*\* 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\*\*