

**17 Hampden Street, South Launceston, Tas 7249**

**Sold House**

Tuesday, 21 November 2023

**HARRISON**  
AGENTS

17 Hampden Street, South Launceston, Tas 7249

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 482 m2**

**Type: House**



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**\$572,000**

Discover the timeless allure of this circa 1915 cottage, a spacious 2-bedroom residence nestled in the heart of the popular South Launceston suburb. Elegance meets practicality in this well-configured home, offering a perfect blend of heritage charm and modern amenities. Step inside to find two bedrooms adorned with built-in robes, providing both style and functionality. The open-plan kitchen (stone bench tops) and living space, complete with a dedicated study nook, embodies contemporary living. Past renovations have elevated this character-filled home, ensuring it seamlessly integrates historical charm with contemporary convenience. Neutral tones grace the interior, creating a serene ambiance complemented by a combination of polished floorboards and carpet. Ample storage solutions are thoughtfully incorporated, enhancing the home's functionality. The modern bathroom, featuring a large shower and standalone bath, adds a touch of luxury to everyday living. Year-round comfort is assured with ducted gas heating and a reverse-cycle air conditioner. A rarity in this area, the property features off-street parking with enough space to accommodate two cars, one of which is covered by the carport. Additionally, there is underfloor storage beneath the house. Situated in the heart of South Launceston, this residence places you within 650 meters of the Launceston General Hospital, making it an ideal location for healthcare professionals. The nearby Charles St café strip and local boutiques offer a vibrant lifestyle, while easy access to public transport ensures convenience. For leisure and recreation, Coronation Park is a short stroll away, providing a fenced off-leash dog exercise area, play equipment, and a sports field. The great yard space, coupled with an undercover deck area, makes this home perfect for entertaining all year round. Property Details:- House Size: 99m<sup>2</sup>- Land Size: 478m<sup>2</sup>- Year Built: 1915- Council: Launceston - Council Rates: \$1850- Water Rates: \$1100- Rental estimate: \$460-\$490 per week