

**18 Lawrence Street, Launceston, Tas 7250**



**House For Sale**

Tuesday, 27 February 2024

**18 Lawrence Street, Launceston, Tas 7250**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jane Crawford  
0363369977

## Offers Over \$625,000

This property is positioned in a premier central location in the heart of Launceston. Offered for the first time in almost thirty years, this character property is ready for its new owners. With off street parking for two vehicles nose to bumper, you will enjoy everything this prime location has to offer. A short 5-minute walk to your local Coles and Youngs veggie shed. Just meters from Launceston's Iconic City Park and bustling Harvest Market. With UTAS literally on your doorstep, investors look no further than 18 Lawrence Street. This property features beautiful wooden floorboards in the kitchen and bathroom, as well as nice, carpeted areas in the bedrooms and living areas. The cozy open-plan kitchen features beautiful natural lighting from the character windows as well as a spacious living area. The property boasts up to three bedrooms with an extremely flexible floorplan to create the perfect living space tailored to your needs. Step outside to discover a spacious backyard with beautiful Australian Natives, the space to create a beautiful architectural extension or additional dwelling if desired (STCA). We cannot wait to welcome you to 18 Lawrence Street! Council rates: \$452 p/q approx. Water rates: \$275 p/q approx. House size: 95m<sup>2</sup> Land size: 377m<sup>2</sup> Year built: 1912 Belle Property have obtained all information in this document from sources considered to be reliable. All information is published solely for potential purchasers to assist them in deciding if they wish to make further enquiries.