

**19 Laura Street, West Launceston, Tas 7250**



**House For Sale**

Tuesday, 16 January 2024

19 Laura Street, West Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 794 m2**

**Type: House**



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## Best Offers Over \$680,000

Nestled in the highly sought-after locale of West Launceston, 19 Laura Street presents itself as a captivating and charming character home. As you step inside, you'll immediately be enchanted by the beautiful character features that define this residence, including high ceilings that add a touch of timeless elegance to the living spaces. The property boasts three bedrooms, each adorned with built-in robes, providing ample storage and a seamless blend of functionality and style. The central bathroom and separate laundry enhance the practicality of this charming abode. The heart of the home lies in its beautiful timber kitchen, where fantastic bench and cupboard space cater to both culinary enthusiasts and practical homemakers alike. The kitchen effortlessly extends to a deck, offering a perfect spot for outdoor dining and relaxation, creating a seamless transition between indoor and outdoor living. The property surprises with versatility, featuring a separate lounge area and a second living space that can easily double as a fourth bedroom, accommodating various lifestyle needs. The home ensures year-round comfort with a reverse cycle air conditioner and a wood heater, providing a cozy atmosphere during colder months. Outdoor living is elevated by a generously sized deck, providing an ideal space to bask in the summer evenings. Charming established gardens and a paved courtyard at the front of the home contribute to the overall aesthetic appeal and create a welcoming ambiance. Practicalities are also well-addressed with a carport and additional off-street parking, ensuring convenience for residents and their guests. The property's strategic location places it moments away from the iconic Cataract Gorge, West Launceston Primary School, Launceston General Hospital, Brougham Street IGA, and the Launceston CBD. This well-positioned home allows you to embrace a lifestyle of comfort and convenience in a delightful suburb, don't miss this opportunity to call this charming home yours. Year Built: 1900 House Size: 128sqm Land Size: 794sqm Municipality: Launceston City Council School Catchments: West Launceston Primary School Zoning: Inner Residential Sims for Property 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.