

# 22 Garfield Street, South Launceston, Tas 7249



## House For Sale

Wednesday, 12 June 2024

22 Garfield Street, South Launceston, Tas 7249

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 353 m2**

**Type: House**



Steve Crawford  
0363378000

## Offers Over \$559k

Instantly inviting with its sun-drenched interiors and peaceful position, this circa fully renovated 1900's property perfectly combines easy-care attributes with a sophisticated and ultra-modern way of living. Situated in sought after South Launceston, this attractive property integrates the serenity of being on the city fringe with the added convenience of having everything virtually on your doorstep including the Launceston CBD, local shopping centre, cafes, transport route, schools and the Launceston General Hospital. No expense has been spared with this stylish, contemporary property. The calibre of the luxury fittings is exceptional and the versatile floor plan gives you the chance to mould the home to suit your lifestyle.- Charming cottage feel of a character home on a flat block;- Options of 2 bedrooms, 1 bathroom, 2 living areas or;- 3 bedrooms, 1 bathroom, 1 living area;- Open plan living with modern well- appointed kitchen;- Beautifully maintained home with timber fret work, leadlight windows & high ceilings;- Plenty of storage throughout the home;- Private rear courtyard great for entertaining;- 400m to all restaurants & cafes in the Charles St dining precinct.Rental Estimate: \$TBA| House size: 113m<sup>2</sup> | Land size: 353m<sup>2</sup> | Built: 1900 | Rates: \$1,644 | Zoning: 11.0 Inner Residential | Council: City of Launceston | Heritage listed: No"Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."