

22 Gladman Street, East Launceston, Tas 7250

Sold House

Tuesday, 5 September 2023

22 Gladman Street, East Launceston, Tas 7250

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 524 m2

Type: House



David Hernyk

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\$625,000

This elegant residence, dating back to 1925, stands as a classic East Launceston style amidst similar homes in the landscape. Nestled within a coveted location, it's ready to move into today. This property boasts an array of exceptional features, with multiple room arrangements, affording numerous layout possibilities pending your needs. Stepping through the front entrance unveils a stately foyer and hardwood timber-floored corridor that guides you through a formal lounge, impressive views here to the east, mountains and sunrise. Hard not to appear narrow in photos, this is a beautifully sized room with an office or additional snug adjoining. Leading through the middle of the home are the three bedrooms, and an elegant formal dining room. The dining has previously served as a fourth bedroom if you prefer. Original, exquisite details still grace this residence, from the divine leadlight windows to the intricate ceiling roses. A contemporary extension at the rear of the house introduces an entertainers kitchen with a central island bench, feature gas/electric oven, ample space for a dining table, and a TV corner. Adjacent is a sunny courtyard space for gatherings and BBQ's well connected to the kitchen and meals area. Complementing the home, a spacious bathroom and a separate laundry area complete with a second toilet. Added conveniences include a single garage with remote access and ample storage space beneath the house. The front and rear gardens are classic cottage style, adorned with mature trees, hedging, shrubs, and lush lawns. The substantial block offers plenty of room for children to explore safely, with the backyard thoughtfully enclosed by fencing. Nestled at 22 Gladman Street, this property boasts a supremely advantageous location within walking distance of Launceston's finest educational institutions, the Aquatic Centre, Hospital, and the bustling Launceston CBD. This residence presents a truly unique opportunity to secure a home in this lucrative area. Rental Estimate: Up To \$550 Per Week House size: 150sqm Land size: 524sqm Built: 1925 Rates: \$2000 p.a. Council Zoning: Residential Council: City of Launceston Heritage listed: No** 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.**