

22 Pedder Street, South Launceston, Tas 7249

Sold House

Monday, 14 August 2023

22 Pedder Street, South Launceston, Tas 7249

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 697 m2

Type: House



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\$465,000

Introducing 22 Pedder Street, a charming 1930's weatherboard home that has potential plus for investors. Currently tenanted, this property boasts a large home with generous sized rooms and self-contained one bedroom flat on the lower level. The property also has access down the side of the property and could possibly be a development opportunity (STCA). The upstairs has 3 large bedrooms with open plan kitchen, living and dining, separate toilet and laundry and well appointed deck that captures the lovely outlook at the back of the property. Great sized yard perfect for children and pets and ample space for a vegie garden. Ideally located walking distance or just 2 minutes drive to the Launceston General Hospital and Launceston's CBD. Close to schools, shops, public transport and all amenities, this property provides convenience at every turn. Huge potential for increased rental income with renovations to the property. Built: 1939 Building Size: 186m² Land Size: 697m² Council Rates: Approx. \$1500 per year Water Rates: Approx. \$1000 per year Zoning: General Residential Rent: \$430 per week Lease End: 19th January, 2024 **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**