

# 25 Oxford Street, East Launceston, Tas 7250



## House For Sale

Thursday, 14 December 2023

25 Oxford Street, East Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 604 m2**

**Type: House**



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**\$745,000 - \$795,000**

With charm aplenty, 25 Oxford Street in East Launceston sits proudly on its allotment surrounded by other character homes. A pretty entry welcomes you into this partially renovated 3-bedroom weatherboard home. A lot of the C1925 character has been retained in the bedrooms and living spaces – beautiful hardwood flooring, solid timber panelled internal doors, deep base boards and glorious lofty high ceilings. The kitchen has had some recent updates along with the addition of modern appliances, giving it that lovely, homely feel. The family bathroom is practical in design, updated and just gorgeous. Black and white themed, it is timeless in its appeal. The spacious open plan living/dining merges through sliding doors out to a deck and the near level backyard with its mix of established trees – silver birches, magnolia, olive, golden elm and lemon + many others. Being a decent size, you have loads of space for BBQs, entertaining friends and family, playing with pets or children or creating your own garden oasis. There would also be enough area to increase the footprint of the home if wanted (STCA). All this with a location that is second to none – Alps & Amici Food store & Kitchen almost on your doorstep, minutes by car to Launceston CBD, shops, local cafes & grocers and with many of Launceston's pre-eminent schools within walking distance and the benefit of the East Launceston Primary School's oval simply across the road.

- 3 bedrooms, 2 with built ins
- Sitting room adjoins master bedroom
- 1 bathroom
- Feature brick fireplace in kitchen
- Open plan living + dining
- Combination wood + electric heating
- Some windows have been replaced with double glazing
- Hardwood flooring in high traffic areas
- Full laundry off deck
- Easy care garden with large trees offering privacy
- Location A+

Howell Property Group 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 its validity. Prospective clients are advised to carry out their own investigations.