

**30 West Street, South Launceston, Tas 7249**

**House For Sale**

Tuesday, 9 January 2024

**HARRISON**  
AGENTS

30 West Street, South Launceston, Tas 7249

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 312 m2**

**Type: House**



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**\$495K - \$545K**

Welcome to 30 West Street, South Launceston – a delightful piece of history from 1925, blending vintage charm with traditional comfort for inner-city living. Step into the warmth of double-glazed windows and two generously sized bedrooms, creating a cozy residence. Enjoy the woodfire, heat pump, and timeless Tas oak floors that add elegance. Recent updates include a durable roof, updated fascia, and gutters for both aesthetics and functionality. A rear study offers versatility for work or relaxation, seamlessly integrating modernity with history. Convenience is at your doorstep with a private driveway and off-street parking. Just a 5-minute walk to Launceston General Hospital (LGH) and a short walk to Launceston City, this spot balances tranquillity with urban connectivity. This property caters to various lifestyles, making it ideal for those seeking city living, investors, or downsizers. Consider making this charming property your own – a timeless home where the allure of yesteryears meets the demands of modern living. Property Details:- House Size: 86m<sup>2</sup>- Land Size: 312m<sup>2</sup>- Year Built: 1925- Municipality: Launceston- Rental estimate: \$440-\$460 per week - Zoning: General Residential