

# 31 Talbot Road, South Launceston, Tas 7249



## Sold House

Friday, 15 September 2023

31 Talbot Road, South Launceston, Tas 7249

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 481 m2

Type: House



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**\$465,000**

Nestled just a brief 5-minute drive from Launceston's CBD, this neat 2-bedroom residence caters to a diverse range of buyers, from first-time homeowners to savvy investors. The exterior deck provides an ideal setting for entertaining guests, offering breathtaking panoramic views that stretch from Newstead towards the mountains. This captivating scenery seamlessly extends into the living room and kitchen, ensuring it remains a year-round highlight of the property. Inside, the kitchen boasts both form and function with a practical layout, stone benchtops, and ample cupboard space. Abundant natural light permeates the interior, complemented by a reverse cycle air conditioning system that maintains a comfortable atmosphere throughout the seasons. The residence comprises two generously sized bedrooms, each equipped with built-in robes, and is served by a central bathroom featuring a corner shower. For added convenience, a separate laundry is situated downstairs. Externally, the property encompasses a fully fenced yard adorned with a well-established garden. Parking options abound, including a secure single carport. Positioned with precision, this home is conveniently located just a short distance from Launceston CBD and local schools.

**Key Features:-** 2 bedrooms, 1 bathroom- Well-maintained kitchen with ample bench space- Fully fenced backyard- Captivating panoramic views- Off-street parking Year Built: 1915 House Size: 100m<sup>2</sup> Land Size: 481m<sup>2</sup> Council Rates: \$1,500 pa approx Water Rates: \$1,000 pa approx Municipality: Launceston City School Catchments: Punchbowl Primary, Queechy High, Kings Meadows High Zoning: General Residential Sims for Property 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.