

**35 French Street, Launceston, Tas 7250**

**House For Sale**

Wednesday, 29 November 2023

**HARRISON**  
AGENTS

35 French Street, Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 316 m2**

**Type: House**



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**\$595K - \$645K**

This beautifully restored 1880s cottage, a shining example of architectural excellence, captivates discerning enthusiasts with its undeniable curb appeal. Situated in the sought-after Launceston enclave, the home effortlessly combines classic sophistication with modern luxury. The carefully designed interior features three bedrooms, each adorned with built-in wardrobes, surrounding an open-plan kitchen, living, and dining space. The kitchen boasts quality appliances and natural timber benchtop, creating a stylish aesthetic. Original drip window panes, exquisite timber flooring, and intricate fretwork throughout the home evoke a timeless charm. The main bathroom serves as a luxurious sanctuary, showcasing a full-sized bath and an overhead rainfall shower. Convenience takes precedence with reverse cycle air conditioning ensuring comfort throughout the year. The residence graciously unfolds, showcasing a stunning North-facing sunroom that bathes the interiors in natural light. Two well-planned outdoor entertaining decks further enhance the living experience, seamlessly blending indoor and outdoor living spaces. Nestled in a peaceful street with minimal through traffic, this home offers a rare luxury in the inner city – off-street parking for up to two cars. The location is a symphony of accessibility, with close proximity to supermarkets, the esteemed Charles Street restaurant strip, quality schools, and all city conveniences. Promising an urban lifestyle, this residence is a mere 5 minutes' walk to Launceston General Hospital and a leisurely 10 minutes' stroll to the heart of Launceston's CBD. Additionally, a 2 minute drive ensures easy access to the vibrant heartbeat of Launceston. In every detail, this property epitomises sophistication, providing a timeless sanctuary for those who appreciate the seamless integration of historic charm and contemporary comfort. The information on this website has in part been supplied to Harrison Agents Launceston by third parties and all information is published solely for potential purchasers to assist them in deciding whether or not they wish to make further enquiries about the properties. Harrison Agents Launceston has not checked the accuracy of the information and does no more than pass it on.