

37 James Street, Latrobe, Tas 7307



House For Sale

Friday, 26 April 2024

37 James Street, Latrobe, Tas 7307

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 445 m2

Type: House



Emily Carmichael
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Offers over \$425,000

Nestled amidst the quaint streets of Latrobe lies this hidden gem, an enchanting weatherboard cottage with a timeless charm that transports you to a bygone era. Located within just a short stroll into the Latrobe town centre where you will have shops, café's, supermarkets and more all at your fingertips. The cottage circa 1890 is charming from first glance, with a late Victorian façade including front verandah and symmetrical design reminiscent of the era. Stepping inside you are greeted by two bedrooms at the front of the home, with an additional third bedroom or formal dining room situated along the hallway. The lounge room is central and incorporates a gorgeous fireplace with ornate mantelpiece and electric heater, a reverse cycle heat pump is also located here ensuring the cottage is kept a cosy temperate all year round. The lounge area flows through to the dine-in kitchen which has a lovely position overlooking the spacious undercover entertaining patio with wood heater, accessible via French doors from the kitchen making this the ideal place to entertain. The family bathroom is located at the rear of the home and features a bath, shower and vanity, whilst a separate toilet is located nearby. The euro laundry is situated at the rear of the home making a smart use of the space. A separate studio with toilet and sink is a handy addition to the property, providing the perfect place for guests, a home office or rumpus room. Off-street parking is well catered for and there is a handy carport attached the home. The backyard provides a low maintenance area to enjoy your own small garden and could easily be fully fenced to allow for pets. With Latrobe Primary School, Latrobe High School and the town centre just a short stroll away, this centrally located cottage is an absolute must see for those looking for a convenient lifestyle. Contact the listing agent Emily Carmichael for more information. One Agency Collins has systems and procedures in place to verify the accuracy of the information provided, however, clients should rely on their own enquires.