

# 40 Frederick Street, Launceston, Tas 7250

## Sold House

Monday, 14 August 2023



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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 369 m2**

**Type: House**

## Contact agent

Launceston is Australia's 3rd oldest city and here is an ideal opportunity to purchase a part of its history with this gorgeous Colonial Georgian townhouse. Circa 1840, this property is a very rare and interesting example of a stand-alone Georgian townhouse reflecting early settlement in the CBD. With its exceptionally fine asymmetrical façade, there is much more than meets the eye from the street, including 4-5 bedrooms, secure off street parking for up to 6 vehicles, spacious open plan living area plus all the conveniences of city living! Features include:

- 4 bedrooms – all with wardrobes
- Optional 5th bedroom or study/office
- Generous main bedroom with Baltic pine ceiling and loft access
- Spacious light filled open plan living area with sliding double glazed door leading to deck & courtyard
- Ornate fireplaces and Baltic pine floorboards & many other original features
- Blackwood kitchen with updated benchtops and 900m gas cooktop
- Downstairs bathroom with walk in shower & toilet
- Upstairs bathroom with toilet & separate bath & shower
- 2 x reverse cycle air conditioners (heatpumps) & central gas heating for all year round comfort
- Triple remote controlled garage securely located through electric gate
- Private & secure low maintenance courtyard with undercover outdoor entertainment area
- Re-wired and re-plumbed
- A lot of the furniture could be negotiable
- Primely located in the CBD, a short walk to local shops/cafes/eateries and all the city has to offer
- Zoned Urban Mixed Use meaning you could combine it as both a residential house and a business

Council rates: \$494 p/q approx. Water rates: \$305 p/q approx. Building size: 229m<sup>2</sup> approx. Land size: 369m<sup>2</sup> approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.