

**44 Arthur St, East Launceston, Tas 7250**



**Sold House**

Wednesday, 4 October 2023

44 Arthur St, East Launceston, Tas 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 787 m2**

**Type: House**



Vicki Johnson  
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**\$600,000**

In need of TLC this circa 1900 weatherboard home is set on two separate titles. The home itself is approximately 130m<sup>2</sup> in size with the land content being approximately 787m<sup>2</sup>. Currently the home consists of 2 generously sized bedrooms, separate lounge and dining rooms plus sunroom, kitchen, a small storeroom, family sized bathroom and a separate toilet. The laundry, some extra storage space and a small garage are located below the main the dwelling. Conveniently located to essential services and schools, it is also just a hop, skip and a jump to the local café, grocer, hairdresser and more! A property oozing with this much potential is rarely found in such a sought after suburb so be quick! For further information please phone or email me now. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.