

# 44 Hill Street, West Launceston, Tas 7250

livinghere

## House For Sale

Wednesday, 27 December 2023

44 Hill Street, West Launceston, Tas 7250

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 1530 m2

**Type:** House



Thomas Baird  
0363323500

## Expressions of Interest

This heritage listed home, built circa 1890s, offers breathtaking views of Launceston and is nestled privately on a spacious 1530m<sup>2</sup> parcel of land in the sought-after West Launceston area, just on the fringe of the CBD. and in close proximity to the Launceston General Hospital and city amenities. A four-bedroom home, showcasing the elegance of its era and boasting 11-foot ceilings, the meticulously restored and improved home features both contemporary upgrades and heritage details including baltic pine timber floors, ornate ceiling roses, lead-light and bay windows, timber and glass French doors, wide skirting boards, ornate hallway arches, and charming fireplaces. A brand new and sympathetic kitchen engages with the family dining area, outdoor undercover entertaining area and a dedicated utility space or butlers pantry. Two bathrooms, both with granite benchtops, provide flexibility for the occupants and are centrally located for convenience to both the home and the extensive and mature gardens. Spanning a generous 200+ square meters, the home offers flexibility within its planning as well as additional space available underneath the principal level, perfect for a separate office, studio, workshop, or home gym. Take in the panoramic views from the decks overlooking Launceston and Arbour Park, or unwind in the covered patio area at the rear of the home for secluded outdoor living. Access the property from Hill Street or the flatter entrance on Wyett Street at the rear. Ample parking, including space for a caravan or boat, is provided with a double carport and two additional outbuildings. Beautifully landscaped gardens, vegetable plots, and fruit trees, including Apricot, Peach, Hazelnut, Lemon, and Lime trees, await the fortunate new owner. Situated within walking distance to the CBD and with schools, shops, supermarkets, and all city conveniences nearby, various walking tracks, including the Zig Zag Track at the end of the street, lead to The Gorge. For further details or to schedule a viewing, contact Thomas today.