

**441 Wellington Street, South Launceston, Tas 7249**



**Sold House**

Tuesday, 15 August 2023

441 Wellington Street, South Launceston, Tas 7249

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1145 m2**

**Type: House**



Georgie Roberts  
0363344299



Ellie Reading  
0363344299

**\$450,000**

Step into your new family sanctuary, a blend of comfort and opportunity nestled in an ideal location with effortless access to both Kings Meadows Shopping Precinct and Launceston CBD. This property unveils a world of promise. Nestled on an expansive 1,145m<sup>2</sup> block this spacious property has been a cherished family home for over 20 years and now time for the next lucky purchaser to create their own memories here. A great and affordable opportunity to get into the property market and while comfortable, you may envision redecorating or enhancing certain aspects-an exciting journey to truly make it your own. One of the most alluring aspects of this property is the expansive NE-facing deck, partially sheltered for enjoyment in almost any weather, and be entranced by breathtaking views across Launceston CBD and the Tamar River. Ideal for relaxed summer evenings, family dinners and entertaining. Upon entering the home, you are welcomed by a sheltered porch and lovely timber floors along the hallway that offers abundant storage and directs you out through French doors onto the deck. To the right of the hallway lie three generously sized double bedrooms all with easy access to the bathroom at the end of the hall. The sunlit lounge exudes warmth and invites relaxation and kept comfortable with a heat pump. The kitchen, the heart of the home, is bathed in natural light and allows stunning views and a cozy fireplace for wintry nights. The lower level offers opportunity for the savvy buyer, once being a self-contained flat. With the possibility of reinstating it for additional income (subject to council approval) a separate space for the grandparents or as it is used now an ideal teenager retreat. Offering a fourth double bedroom, a cozy sitting area, and a separate study. The vintage charm of the bathroom and the functional laundry complete the space. Outside, a sprawling yard adorned with fruit trees and lush greenery and further entertaining space awaits, providing ample space for your creative aspirations. Endless possibilities abound! With a rental appraisal of \$480 - \$500 per week this property offers a great opportunity and I look forward to showing you through. Year Built: 1920 House Size: 290m<sup>2</sup> approx. Land Size: 1,145m<sup>2</sup> approx. Council Rates: \$1,900pa approx Water Rates: \$1,200pa approx Zoning: General Residential Municipality: Launceston City Council School Catchments: Glen Dhu Primary, Kings Meadows High, Queechy High Sims for Property has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee accuracy. Prospective purchasers are advised to carry out their own investigations.