

# 45 Bourke Street, Launceston, Tas 7250

## Sold House

Saturday, 12 August 2023

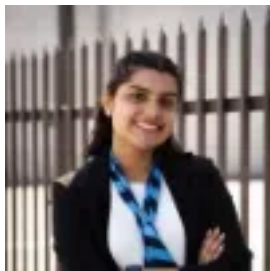
45 Bourke Street, Launceston, Tas 7250

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 271 m2**

**Type: House**



Nav Kaur

0363379700

**\$545,000**

Step back in time with this charming late 1800's 2-storey inner city home. This architectural gem offers four spacious bedrooms, high ceilings, and stunning original Baltic pine flooring. The property features timeless beauty and character and offers the potential to value add with a few cosmetic touches. Enjoy the panoramic views over Launceston, whilst situated in the heart of the city, being just a stone's throw away from an array of entertainment options, restaurants, and attractions. Features: • A late 1800's weatherboard home with lovely street appeal • A deck to enjoy the views on each level • Sunny lounge, kitchen and dining - all with city views • Spacious updated kitchen with dishwasher • Four double bedrooms (one with built in wardrobes) • Bathroom features a claw foot bath • Reverse cycle air conditioning • Baltic Pine timber flooring • New Roof • Heritage features of high ceilings and picture rails • On an easy to maintain block • Close to private and public schools, shops and all city conveniences • Walking distance to the Cataract Gorge & Seaport & a myriad of walking tracks • Located on the fringe of Launceston's CBD (no need to drive at all) Contact Jeremy Wilkinson and Nav Kaur for further information. Current rental estimate: Up to \$500 pw House size: 139 sqm Land size: 271 sqm Built: late 1800's Council rates: \$1,529 pa Zoning: General Residential Council: Launceston Heritage listed: No\*\* Harcourts Launceston 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. All measurements are approximate\*\*