

54 Connaught Crescent, West Launceston, Tas 7250 —

House For Sale

Tuesday, 14 May 2024

54 Connaught Crescent, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 377 m2

Type: House



Shelley Spencer
0363379700



Ann Lifshen
0363379700

Offers over \$575,000

Do you love character cottages with charm and personality, then 54 Connaught Crescent is sure to appeal to you. Built in 1928, this lovely home has been fully renovated and presents beautifully for both owner-occupiers and investors. Boasting a versatile floorplan with either 2 living areas and 2 bedrooms, or 1 living area and 3 bedrooms depending on which suits your needs. Featuring gorgeous, exposed brick fireplaces, high ceilings creating a wonderful sense of space, stunning timber flooring, neutral colour palate throughout, tastefully updated bathroom and kitchen, gorgeous outdoor deck that captures all day sun, closed woodfire and reverse cycle heating, low maintenance yard with under house storage room and workshop, off street parking with newly concreted frontage for 4 cars. Ideally located walking distance to the Launceston General Hospital, Launceston CBD, Cataract Gorge, West Launceston Primary School and the Tamar Valley Grocer. Close to schools, shops and all amenities. Stunning opportunity. Built: 1928 Land Size: 377m² Building Size: 117m² Council Rates: Approx. \$2200 per year Water Rates: Approx. \$1100 per year Zoning: General Residential Rental Appraisal: Up to \$580 per week**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**