

6 Brougham Street, West Launceston, Tas 7250

Sold House

Tuesday, 17 October 2023

6 Brougham Street, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 592 m2

Type: House



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\$442,320

Are you ready for your next project, looking for a great start to your property journey in beautiful West Launceston, or seeking an opportunity to extend an existing dwelling or build a granny flat (STCA)? This 1920's character home presents as an outstanding opportunity to transform a period property in to it's former glory. The property is primed and ready to retain the original charming features, while adding all the comforts one would expect in modern-day life. The living space is spacious and sun-drenched, three great-sized bedrooms, updated bathroom, two living spaces, lovely back-yard with established gardens, outdoor shed or studio space and development potential (STCA). Ideally located a stroll to public transport and Brougham Street's Tamar Valley grocer, providing the ultimate in convenience. A short-walk to Launceston's CBD, the Launceston General Hospital, the Cataract Gorge, West Launceston Primary School, Sacred Heart Catholic Primary School and Launceston College. A fabulous opportunity! Built: 1923 Building Size: 125m² Land Size: 592m² Council Rates: Approx. \$1800 per year Water Rates: Approx. \$1100 per year Zoning: General Residential

****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****