

**6 Elphin Road, Launceston, Tas 7250**



**Sold Townhouse**

Friday, 25 August 2023

6 Elphin Road, Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Townhouse**

## Contact agent

This property has the perfect location. Situated 100 meters from City Park at the end of Elphin Road, it is a perfect position for city living. Within walking distance to the city centre and the Launceston Aquatic centre, you will have everything at your doorstep. Upstairs is light and airy with wonderful views of the city and mountains with options of 2 bedrooms with study or a single 3rd bedroom. There is a lovely sunroom which could be utilised a number of ways. A workout area or simply a place to sit and enjoy a good book. Downstairs is semi open plan living with lounge and dining separated by a decorative fire place. Heating is no problem with a reverse cycle heat pump. This Circa 1910 townhouse features include: • 2-3 bedrooms & sunroom upstairs • Dual access from both High St and Elphin Rd • Modern kitchen with gas cooktop • 2 modern bathrooms • Private Courtyard • Reverse Cycle Air conditioner • Wonderful views of city & mountains from upper level • Open plan living • Upstairs deck • Carport • Currently rented at \$450 per week Investors, downsizers, or those looking for a city base for commuting, this is the opportunity to obtain a fantastic property in a highly sought-after city location. Roberts Real Estate has made all reasonable efforts to obtain information regarding this property from industry and government sources that are deemed to be both reliable and factual; however, we cannot guarantee their complete accuracy in every instance. Prospective purchasers are advised to carry out their own investigations to ensure the property satisfies their suitability/usage requirements. All measurements are approximate.