

**60 Marlborough Street, Longford, Tas 7301**



**House For Sale**

Tuesday, 2 April 2024

60 Marlborough Street, Longford, Tas 7301

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 376 m2**

**Type: House**



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## Best Offers Over \$495,000

Dreaming of a heritage cottage? This one is for you. Standing proudly since 1880 and nestled amongst approximately 376 square metres of rambling cottage gardens and pristine lawns, this stunning heritage cottage is a credit to the current custodians. Framed by an iconic verandah, it has been immaculately maintained and tastefully modernised. Lovers of character will appreciate the Baltic Pine ceilings, original panel doors, mantels, and quirky farmhouse kitchen. The king-sized bedrooms ensure plenty of space, and this cosy home is kept comfortable by several open wood fireplaces and a convenient reverse-cycle air conditioner. A sheltered alfresco dining area extends the entertaining space in the warmer months. There is ample off-street parking and secure fencing for children and pets to play safely. Longford is a vibrant regional town located only 14 minutes from the Launceston Airport and 22 minutes from Launceston CBD. This home is just a short walk from the township centre, which offers doctor's surgery, a pharmacy, multiple cafes, restaurants, bakeries and supermarkets. Make the time to inspect 60 Marlborough Street, Longford; you will not be disappointed.

**The Good Bits**• Historic Weatherboard Cottage• 3 king-sized bedrooms• Undercover alfresco entertaining area• Established cottage garden, trees and shrubs• Land size: 376m<sup>2</sup> approx. • Building size: 121 m<sup>2</sup> approx. • Year built: 1880

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