

# 6A Hamilton Street, West Launceston, Tas 7250

## House For Sale

Tuesday, 23 April 2024

6A Hamilton Street, West Launceston, Tas 7250

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 441 m2**

**Type: House**



Shelley Spencer  
0363379700



Ann Lifshen  
0363379700

## Offers Over \$549,000

Introducing 6a Hamilton Street, West Launceston an adorable character cottage that is sure to win your heart. This property is cute as a button but very spacious at the same time. Boasting two separate living areas, lounge room, separate to dining space that can be closed off, reverse cycle heating, NBN, high ceilings that create a wonderful sense of space and the art deco features throughout contribute to the lovely feel of this property. The kitchen is well-appointed and looks out over a timber deck and back yard that is lined with fruit trees and established gardens and fully fenced for convenience. Lovely polished timber flooring, separate laundry, charming fret-work and colour palate. Ideally located walking distance to the Launceston General Hospital, Launceston CBD, Launceston Cataract Gorge, public transport and West Launceston Primary School. Close to schools, shops and all amenities. Beautiful property! Built: 1930 Land Size: 441m<sup>2</sup> Building Size: 108m<sup>2</sup> Council Rates: Approx. \$1900 pa Water Rates: Approx. \$1100 pa 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\*\*