

7 Hamilton Street, West Launceston, Tas 7250

Sold House

Thursday, 17 August 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 460 m2

Type: House



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\$615,000

Welcome to 7 Hamilton Street, a 1900 cottage that offers all the romantic charm of yesteryear, complete with modern-day convenience. Ideal for first or second home buyers, a great investment with a rental estimate of \$600 per week or a flat landscape making it a desired opportunity for down-sizers or retirees. 'Westfield' was originally owned by a local policeman and set in one of West Launceston's most sought after and quiet streets; a home that retains the features that make these homes so special: ornate cornicing, sash windows, polished hardwood floorboards, original fretwork and fireplaces. From the romantic facade, step inside the home where two bedrooms greet you. One with built-in wardrobe and the other with an attached sun-room/office that could one day be converted into an en-suite. The centre of the home includes two living spaces, one adorned with a wood heater, providing the ideal spot to relax on a chilly evening, the other a dining space or could be utilised as a fourth bedroom. The third bedroom, bathroom and laundry flow through to an outside entertaining deck. The gorgeous hardwood kitchen has ample storage and is fitted with a charming pot-belly stove. Updated plumbing and upgraded metre box. Outside, the cottage garden offers complete privacy and boasts a powered out-door studio, storage shed, colorbond garden shed and is lined with lovely fruit trees including a lemon tree, feijoa, and Cox's Orange Pippin apple tree. This is a rare opportunity and a chance to secure a home that exemplifies the charm of Launceston living. Ideally positioned walking distance to the Launceston General Hospital, Launceston's CBD, the Cataract Gorge, West Launceston Primary School, an IGA supermarket and public transport, there's convenience at every turn. Simply stunning! Built: 1900 Building Size: 139m² Land Size: 460m² Council Rates: Approx. \$1700 per year Water Rates: Approx. \$1000 per year Zoning: Inner Residential Rental Appraisal: Approx. \$600 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**