

**7 Keogh Street, West Launceston, Tas 7250**



**Sold House**

Monday, 14 August 2023

7 Keogh Street, West Launceston, Tas 7250

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 578 m2**

**Type: House**



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**\$685,000**

Step into a world of elegance and charm with this exquisite 1920's character home, perfectly nestled in a prime location, and offering breathtaking views of the Launceston City. From the moment you arrive, you'll be delighted by the stunning front veranda leading you into the home. Inside, you will immediately notice the beautiful character features that adorn every corner, including the intricate leadlight windows, high ceilings, and beautiful ceiling rose. Spread across two levels, this home boasts a thoughtfully designed layout. On the ground level, you'll find three spacious bedrooms, including a magnificent master bedroom bathed in natural light, complete with a generous walk-in robe. The remaining two bedrooms offer ample space for relaxation or customization. The main bathroom on this level is a sanctuary in itself, featuring a striking freestanding clawfoot bathtub, separate shower, and a stylish vanity. Ascending to the upper level, you'll discover the fourth bedroom, a versatile second living or rumpus room, a convenient second bathroom, and an office space. This floor presents an ideal retreat for teenagers or parents seeking privacy and tranquility. The heart of the home lies in its well-appointed kitchen, overlooking the backyard and equipped with top-quality appliances. Adjacent to the kitchen, the dining and lounge areas create the perfect hub for family and friends to come together. With ducted heating and cooling throughout the home ensuring year-round comfort, as well as an open fireplace in the lounge for added ambiance, you'll enjoy a blissful living experience throughout the seasons. Storage is no issue with a vast amount of storage options throughout the home, and the laundry located at the back of the home with direct access outside. Stepping outside, an exceptional undercover entertaining area awaits, complete with a built-in BBQ. This space invites you to host unforgettable gatherings with friends and family. The fully fenced backyard is a haven for both pets and children, featuring beautifully landscaped gardens, a thriving vegetable patch, and a charming bird aviary. Parking will never be a concern, as this home offers a single car garage with a convenient workshop area, an additional carport, and extra off-street parking. Tucked away in a tranquil street in West Launceston, you'll relish the serenity while being only moments away from amenities such as the Brougham Street IGA, local schools, the iconic Cataract Gorge, and the vibrant Launceston CBD. Don't miss the opportunity to make this character-filled residence your own. Embrace the timeless allure of 7 Keogh Street and indulge in a lifestyle where history, comfort, and convenience converge seamlessly.

- Beautiful high ceilings throughout;
- Spacious master bedroom plus additional 3 bedrooms;
- Great kitchen space with quality appliances;
- Ducted heating & cooling plus working open fireplace and generous wood box;
- Private, undercover outdoor entertaining area;
- Vast amount of storage throughout.

Year Built: 1923 House Size: 248m<sup>2</sup> Land Size: 578m<sup>2</sup> Council Rates: \$1,977pa approx Water Rates: \$1,292pa approx Municipality: Launceston City Council School Catchments: West Launceston Primary School Zoning: General Residential Sims for Property 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.