

**7 Sanden Street, East Launceston, Tas 7250**



**Sold House**

Saturday, 12 August 2023

7 Sanden Street, East Launceston, Tas 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 252 m2**

**Type: House**



Ellie Reading  
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**\$495,000**

Welcome to 7 Sanden Street, a beautiful circa 1880's gem nestled in the sought-after neighbourhood of East Launceston. This enchanting 3-bedroom home has been loved for 78 years by the one family and is now ready to find new loving owners. Step inside, and you'll be instantly captivated by the charm and character that only a house of this era can provide. Featuring three bedrooms, with a sunroom to the front of the property and updated bathroom. Positioned to the rear of the property the kitchen boasts a blend of modern amenities and traditional elements. A lovely garden complements the overall aesthetic and provides a serene atmosphere to relax and unwind. East Launceston is renowned for its proximity to local amenities including the Launceston Aquatic Centre, St George's Square, quality schools, parks, and vibrant cafes, ensuring a convenient and enjoyable lifestyle for its residents. Additional Features: Private backyard with potential for landscaping or outdoor entertaining; Off-street parking for convenience; Quiet and private street; Heat pump with wood heater ensures the home is kept warm and toasty; Walking distance to Launceston CBD. Don't miss out on an affordable opportunity to secure a lovely property in a prime location. Year Built: 1880 House Size: 76m<sup>2</sup> Land Size: 252m<sup>2</sup> Council Rates: \$1,600pa approx Water Rates: \$908pa approx Municipality: Launceston City Council School Catchments: Inner Residential Zoning: Inner 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.