

73 Balfour Street, Launceston, Tas 7250

House For Sale

Wednesday, 8 November 2023



73 Balfour Street, Launceston, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 658 m2

Type: House



Ananda & Kate

\$1,050,000

Discover the perfect blend of classic charm and contemporary living at 73 Balfour Street, Launceston. This stunning four-bedroom, two-bathroom character cottage has been expertly renovated with modern families and discerning investors in mind. Step inside to appreciate the stylish full renovation, showcasing a brand-new kitchen and bathrooms complete with quality fixtures and fittings. The modern colour palette complements a mix of timber flooring, polished concrete and tiles, providing both functionality and easy care. The open plan living area is enhanced by sliding doors leading to an alfresco entertaining space – ideal for wining and dining with friends. The property is conveniently located in the heart of Launceston CBD, within walking distance to the LGH, Charles Street Cafes/Takeaways, supermarkets and other amenities. Offering off-street parking for multiple cars, a garage, and a private backyard, this home has it all. Additional features include reverse cycle air conditioning, a luxurious master bedroom with ensuite and walk-in robe, solar hot water, full insulation, and double-glazed windows in the extension and reworked rooms. Retaining its character charm with old-style windows in the cottage bedrooms, this property has been updated with all new services, including plumbing, drainage, rewiring, and replastering. The flexible layout offers a second separate living area or a fourth bedroom, while the state-of-the-art kitchen is equipped with quality appliances. Four generously-sized bedrooms and a beautiful main bathroom with a separate toilet ensure comfortable living, while the drive-in garage provides internal access to the living area. Enjoy a low-maintenance lifestyle with plenty of storage and easy-to-maintain front and rear yards. Council rates: \$722 p/q approx. Water rates: \$291 p/q approx. Land size: 658m² approx. House size: 218m² Year built: 1910 Rental estimate: \$700 per week approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.