

74 Hill Street, West Launceston, Tas 7250

House For Sale

Tuesday, 20 February 2024

74 Hill Street, West Launceston, Tas 7250

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 602 m2

Type: House



Jeremy Wilkinson
0363379700



Shelley Spencer
0363379700

Best Offer Over \$765,000

This fully renovated home, boasting timeless charm and modern elegance, is the epitome of sophisticated living in Launceston's premier neighbourhood. Nestled in a sought-after location just a stroll from Launceston General Hospital and the CBD, this residence offers the perfect blend of convenience and style. Admire the preserved period features such as high ceilings, ceiling roses and ornate cornices, while relishing in the comforts of a modern extension seamlessly integrated to include a new kitchen, bathroom and laundry. Entertain effortlessly in the large open plan kitchen and dining area, complete with Granite benchtops, a 5-plate induction cooktop and dishwasher, or retreat to the undercover deck for alfresco dining. With four double bedrooms, each with built-in wardrobes, and luxurious touches like a built-in electric fireplace and a rainfall shower in the main bathroom, every aspect of this home exudes quality and comfort. Enjoy the convenience of being close to restaurants, cafes, supermarkets, schools and all city conveniences. Key Features: • Located in one of Launceston's most sought-after pockets of real estate • A short 15-minute walk to Launceston General Hospital or CBD (1km) • Fully renovated 1950-character home with gorgeous street appeal • Retained period features include high ceilings, ceiling roses, ornate cornices, hallway arch & iron fret work • Modern extension at the rear seamlessly integrated to include a new kitchen, bathroom & laundry • Large open plan kitchen and dining features Granite benchtops, large 5 plate induction cooktop & dishwasher • Undercover deck off the kitchen/living - great for family BBQs or entertaining friends • Four double bedrooms - all with built in wardrobes • Main bedroom offers a built-in electric fireplace and a lovely bay window • Tasteful new bathroom offers a rainfall shower, deep luxurious bath & floor heating • Reverse cycle air conditioning • Neutral tones throughout • Established gardens including vegetable gardens • Under house storage • Lock up garage and off-street parking • Close to restaurants, cafes, supermarkets, schools & all city conveniences • Just a 3-minute drive to Launceston's CBD or 12 minutes to Launceston Airport Contact Jeremy Wilkinson or Shelley Spencer for your inspection. Rental estimate: \$680 per week House size: Approx. 200m² Land size: Approx. 602m² Built: 1950 Council: Launceston Council Zoning: General Residential Council Rates: Approx. \$1900 per year Water Rates: Approx. \$1100 per year** 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**