

77 Abbott Street, East Launceston, Tas 7250

Sold House

Friday, 29 September 2023

77 Abbott Street, East Launceston, Tas 7250

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 553 m2

Type: House



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\$1,000,000

Introducing 77 Abbott Street, a charming character home that has been transformed in to East Launceston's next stunning residence. It is period perfection combined with modern day comfort and sits proudly in our city's premiere suburb. The renovation and extension has truly captured the epitome of indoor/outdoor living with kitchen, dining and living area flowing beautifully out to a paved alfresco space that really is an entertainer's dream. The kitchen renovation is exquisite with high-end finishes, including stone bench-top with waterfall edges, soft-close cabinetry, quality appliances and a divine butler's pantry. Fitted with breakfast bar and double doors that flow through to the outdoors, the living space is drenched in sun and offers the ultimate in comfort living. Boasting reverse cycle, woodfire and transfer system, tastefully updated bathrooms, and neutral colour palate throughout. The owners have a wonderful sense of design and attention to detail and there's nothing left to do with this property than move in and enjoy the luxury. The master bedroom, with en-suite and built-in wardrobes has a gorgeous bay window that looks over the front yard and all the bedrooms are generous in size. The home can be utilised as a 4-bedroom for the bigger family or 3 bedroom with two living spaces, offering a versatile floor-plan. The extension to the property included the installation of a triple-car garage that also has a large workshop attached. Large fencing around the property allows for privacy and is perfect for children or pets. This low-maintenance beauty really is a dream! Simply stunning! - Floor joists and sub-floor replaced during renovation- Property re-wired and re-plumbed - 50 square metres of house was re-built- Complete new roof, insulation, plastering and electrical- Meter-box upgraded and two new heat pumps installed- Home can be run on wood-fire and off-peak heating overnight- Windows replaced with double glazing. Home efficient and easy to heatBuilt: 1920Land Size: 553m²Building Size: 199m²Garage and Workshop Size: 72m²Council Rates: Approx. \$2200 per yearWater rates: Approx. \$1100 per yearZoning: General Residential **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**