

77 Balfour Street, Launceston, Tas 7250

Residential Land For Sale

Thursday, 18 January 2024

77 Balfour Street, Launceston, Tas 7250

Area: 652 m2

Type: Residential Land



GEORGE BUSHBY
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Offers Over \$725k

Standly proudly with an elevated and striking façade, this charming single-level residence offers inner-city living with an instant lifestyle appeal. Ideally situated within a leafy streetscape surrounded by quality residences. Located a short walk to Charles Street café strip, local favourite restaurants, the Launceston General Hospital, multiple parklands, and the Launceston CBD. On entry, you are greeted with a wide entrance hall, high ceilings, and retained character features. Comprising of four generous bedrooms, the master with ample storage and views. The updated kitchen is complimented by the Eastern morning sun and connects through to the well-appointed dining room. The substantial living domain features a reverse cycle system and cosy wood fire heater. Set on a 652sqm allotment externally the home continues to impress featuring ample off-street parking, a substantial carport/storage shed, a paved outdoor entertaining area, and a grass yard. Well maintained throughout this home is comfortable in its current condition with ample opportunity to add value and your own taste if desired. Offering a versatile single-level floor plan and located within walking distance of all amenities, this home will suit a large demographic of buyers including savvy investors looking for an inner-city investment with a proven successful rental history. If you would like more information or to inspect this property please get in contact with us today. **Bushby Creese 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**