

87 Arthur St, East Launceston, Tas 7250



House For Sale

Saturday, 13 April 2024

87 Arthur St, East Launceston, Tas 7250

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 334 m2

Type: House



Rae Smith

0455445300

Offers Over \$795,000

This immaculate circa 1925 double brick cottage is a rare find in the current market, offering comfort and convenience on the edge of St Georges Square. Beyond the inviting portico this home is more spacious than expected, with many innovative updates to the original floorplan. The front door leads directly into a welcoming sunlit lounge and flows through to a separate dining room and galley style kitchen. The kitchen is impressive with an abundance of storage space, a built-in breakfast bar and room for friends to congregate. Both double bedrooms offer clever custom-built storage which incorporate the original fireplaces. A spacious bathroom, with nonslip flooring, has been designed for long-term occupants and has a corner shower, bath and toilet. There is the added convenience of a separate laundry with a second toilet and the handy inclusion of both a quality washing machine and dryer. Year-round comfort is ensured throughout with a reverse cycle split system, bathroom floor heating and an ornate electric fireplace which provides both ambience and warmth on winter nights. 87 Arthur Street has previously been offered as both a long/short term rental and would also greatly suit buyers wanting a 'lock up and leave' town pad. The fully fenced backyard presents a private, peaceful area ideal for relaxing with a book or hosting an intimate garden party. For the avid green thumb there is enough space to grow vegetables and establish more plants, with the added bonus of a good size garden shed. Leave your car at home and enjoy a walk to the CBD and Launceston Aquatic Centre, or pop across the road to enjoy a coffee at one of the wonderful local cafes on the Square. This charming cottage offers a premium location and low maintenance living at its best. A Pre-Sale Building Inspection Report has already been completed for buyer convenience. Annual Launceston City Council Rates \$2,240.00 Annual Taswater Rates \$1,110.00 + usage Rental Appraisal (Property Wise Launceston) \$550.00pw Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided. Property Code: 531