

90 Canning Street, West Launceston, Tas 7250

Sold House

Wednesday, 7 February 2024

HARRISON
AGENTS

90 Canning Street, West Launceston, Tas 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 854 m2

Type: House



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\$650,000

Presenting a unique and spacious property on the edge of Launceston's CBD, this home offers a distinctive living experience with views over Launceston from the home and an expansive deck at the front of the property. Quietly located, this residence is within walking distance of cafés, restaurants, entertainment, schools, and the Cataract Gorge. This late 1880s character home retains its heritage features of high ceilings, ceiling roses, and baltic pine timber, creating a charming and timeless atmosphere. This home boasts a captivating pre-federation floor plan, exuding an abundance of character! The meticulously maintained and well-cared-for home boasts three spacious bedrooms adorned with original fireplaces, a separate family living and dining area, and a versatile study/sunroom within. The well-appointed kitchen features a double sink, complemented by the enduring charm of cork floors and stone bench-tops. Enjoy additional comforts such as gas wood heating, gas cooking and electric panel heaters in all rooms. Situated at the front of the property, a convenient studio seamlessly integrates practicality with potential. Explore the prospect of increasing value in the future by converting to granny flat (STCA), providing an opportunity for additional returns through Airbnb. Revel in the proximity to shops, supermarkets, restaurants, and entertainment, with the added perk of a short stroll to parks and the iconic Cataract Gorge. Just a short drive from Launceston's lively CBD, this home harmoniously combines city living with the allure of natural beauty. Council rates: \$2030 (approx) Water rates: \$1000 (approx) Rental estimate: \$580-\$600 per week House size: 140m² Land size: 854m²