

**45 Bourke St, Launceston, TAS, 7250**

**House For Sale**

Tuesday, 1 October 2024

45 Bourke St, Launceston, TAS, 7250

**Bedrooms: 4**

**Bathrooms: 1**

**Type: House**



Ananda & Kate

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## A Charming and Commanding City Gem

Nestled in the vibrant heart of Launceston, 45 Bourke Street presents a unique opportunity for savvy renovators seeking the grandeur of yesteryear combined with modern potential. This captivating late 18th-century 2-storey residence exudes timeless elegance with its commanding street presence, inviting you to step back in time and bask in its heritage charm.

Upon entry, the original Baltic pine flooring leads you through a home filled with character. High ceilings accentuate the sense of space, while the four generous bedrooms provide ample accommodation for family and guests alike. The property's soulful essence is further heightened by classic features such as fireplaces and the iconic claw foot bath, ensuring every corner resonates with historical sophistication.

Designed to make the most of its elevated position, each level boasts a deck from which panoramic views of Launceston unfold—a picturesque backdrop for both daily life and entertaining. The sunny lounge, dining, and spacious updated kitchen also take advantage of these stunning vistas, creating an inviting atmosphere throughout the home.

While rich in traditional appeal, this house also offers practical modern conveniences such as reverse cycle air conditioning and a dishwasher. The easy-to-maintain block is yet another drawcard, ensuring your focus can be on enjoying the lifestyle this property provides.

Located mere moments from the city's finest schools, shops, and entertainment, as well as within walking distance to the iconic Cataract Gorge and Seaport, 45 Bourke Street is more than a house—it's a potential-filled haven waiting for someone to write its next chapter. Will you be the one to lovingly polish this diamond in the rough and restore it to its former glory?

Council rates: \$420 p/q approx.

Water rates: \$277 p/q approx.

Building size: 271m<sup>2</sup> approx.

Land size: 520m<sup>2</sup> approx.

Year Built: Late 1800s

Rental estimate: \$490-\$520 per week approx.

Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.