

8 Edmund Street, Launceston, TAS, 7250

House For Sale

Wednesday, 14 August 2024

8 Edmund Street, Launceston, TAS, 7250

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



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City Edge Charm: Modern Comfort

Step into a piece of history with this circa 1951 solid brick home, perfectly positioned on the edge of Launceston's CBD. Enjoy an elevated spot offering fantastic views over the city. Renovated with new wiring, plumbing, and guttering, this home features charming ceiling roses, plantation shutters and polished timber floors. The sunny kitchen and dining room provide delightful views and modern amenities, including a large electric oven, gas cooktop and dishwasher. With two spacious bedrooms, one offering ample built-in storage, a private courtyard and a terraced backyard with established gardens, this home is perfect for relaxation and entertaining.

Additional conveniences include a remote-controlled garage, off-street parking and proximity to the Launceston General Hospital (400m). Enjoy being within walking distance to the mall (900m) and close to restaurants, entertainment, supermarkets, schools, and all city conveniences.

- A circa 1951 charming solid brick home on the edge of Launceston's CBD
- Elevated position with fantastic views over Launceston
- Renovated including re-wiring, re-plumbing, new guttering & fascia
- Lovely features of ceiling roses, plantation shutters & polished timber floors
- Delightful sunny kitchen and dining room with views
- Kitchen offers a large electric oven, gas cooktop & dishwasher
- Two double bedrooms (one with plenty of built in storage)
- Extra storage underneath
- Private courtyard for outdoor enjoyment
- Terraced back yard, established gardens
- Remote controlled garage and off street parking
- Close proximity to the Launceston General Hospital (400m)
- Located on the fringe of Launceston's CBD (walking distance to the mall 900m)
- Close to restaurants, entertainment, supermarkets, schools & all city conveniences

Rental estimate: Up to \$500 pw

House size: 88 m2

Land size: 561 m2

Built: 1951

Council rates: \$2,200 pa

Zoning: 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****