

12 Patrick Street, South Launceston, TAS, 7249

House For Sale

Saturday, 16 November 2024



12 Patrick Street, South Launceston, TAS, 7249

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House

Embrace the Past, Create the Future

Step into this captivating weatherboard home, built just before the turn of the 20th century, where timeless period charm meets modern day functionality. From the classic iron roof and beautiful timber floors stretching from the hallway entrance to the back door, every detail fosters a warm inviting atmosphere.

Inside, three spacious bedrooms feature mirrored-door wardrobes and charming Victorian cast iron fireplaces, offering a nostalgic nod to the home's rich heritage. The thoughtful layout includes two separate living areas—a cosy lounge with open fireplace and a formal dining room—along with a convenient study or office space nearby. The galley kitchen provides ample storage and bench space, while the generously sized main bathroom, renovated in 2016 with accessibility in mind.

This property unites the grace of a bygone era with the comfort and convenience of today, featuring 3.1mt high ceilings and nearly perfect lathe-and-plaster walls and ceilings. Live in as is, or take on the rewarding challenge of renovating throughout. Strap on your tool belt, pick your colour scheme and transform this beauty into your own masterpiece. This is truly a must-see!

Features;

- 3 Bedrooms, Study/small 4th Bedroom, - Bathroom, 2 Toilets.
- 3.1mt or 10 Foot Ceilings.
- Reverse Cycle Airconditioning Units x2
- Dishwasher
- Back Patio Roofed Deck – Glass Balustrade
- Single garage – workshop.

Year built: 1890 approx.

Council rates: \$370 p/q approx.

Water rates: \$240 p/q approx

Building size: 172 m² approx.

Land size: 593m² approx.

Rental estimate: \$480-\$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.