

**31 Hillside Crescent, West Launceston, TAS, 7250**



**House For Sale**

Monday, 18 November 2024

31 Hillside Crescent, West Launceston, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## WELCOME HOME!

Instantly inviting with its beautiful city views, sun-drenched interiors and a peaceful position, this circa 1910's property perfectly combines easy-care attributes with a sophisticated way of living. Situated with a premium Hillside Crescent address and in the sought after area of West Launceston, this attractive property integrates the serenity of being on the city fringe with the added convenience of having everything virtually on your doorstep including the Launceston CBD, local shopping centre, cafes, transport route, schools and the Launceston General Hospital.

This beautiful cottage has a versatile floor plan giving you the chance to mould the home to suit your lifestyle or the perfect rental or AirBnb.

- Charming character cottage;
- Bathed in natural light and sun;
- Spectacular city views;
- 3 bedrooms, 1 bathroom, 1 living area;
- Open plan living with well-appointed kitchen;
- Plenty of storage throughout the home;
- Private decked area great for entertaining;

Rental Estimate: \$500 p/w | House size: 104m<sup>2</sup> Approx. | Land size: 395m<sup>2</sup> Approx. | Built: 1910 Approx. | Rates: \$1,600 Approx. | Zoning: 10.0 General Residential | Council: City of Launceston | Heritage listed: No

"Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."