

4 Connaught Crescent, West Launceston, TAS, 7250



House For Sale

Friday, 15 November 2024

4 Connaught Crescent, West Launceston, TAS, 7250

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Jess Christmas and Michael Walsh

0400997101

Fabulous Location with Plenty of Charm

If location and convenience is important to you then look no further. 4 Connaught Crescent in central West Launceston is a home with charm and character, offering endless opportunities for renovation and refurbishment. With delightful street appeal, this cosy gem is perfect for an owner/occupier or Airbnb (S.T.C.A.), the choice is yours.

The floor plan is simple but diverse with 3 bedrooms or 2 bedrooms and 2 living areas. There is a small study or storage room and the rear of the home encompasses the kitchen, bathroom and laundry facilities, with access to a rear private courtyard - all a blank canvas with huge potential. An added bonus is the undercover off-street parking.

Leave the car at home and enjoy a refreshing level walk to every amenity possible. Within 5 minutes' walk you can enjoy the delights of several parks and gardens, stylish and diverse restaurants, coffee shops, medical center and dare we say McDonalds. You can check yourself in to the LGH or around the corner buy a new car, such is the diversity of this location.

4 Connaught Cres at a glance:

- Cosy 1900 character 2-3 bedroom cottage
- Lovely central hallway with character features
- Private courtyard garden
- Single carport for off street parking
- Brilliant location close to the hospital
- Estimated rent of \$480 per week

Additional information:

- Year built: Circa 1900
- Land: 316sqm
- House: 120sqm
- Council: Launceston City
- Heating: Electric
- Rates: Approx \$2,000pa
- Water: Approx \$1,100pa plus usage

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