

**9 Cardigan Street, East Launceston, TAS, 7250**



**House For Sale**

Friday, 15 November 2024

9 Cardigan Street, East Launceston, TAS, 7250

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Timeless Federation Elegance and Enduring Quality!

Set within the prestigious enclave of Cardigan Street, East Launceston, this substantial two-story Federation-style weatherboard home is a stunning testament to refined restoration and enduring quality. Located in a private cul-de-sac on an elevated 1,131m<sup>2</sup> parcel, the property offers sweeping views of Ben Lomond and Mount Barrow, nestled within one of Launceston's most desirable neighbourhoods.

This five-bedroom, three-bathroom residence has been meticulously restored to the highest standards, preserving its rich architectural heritage. Original features like lead light windows, fireplaces, and exposed brick feature walls blend seamlessly with high-quality modern upgrades, infusing each room with warmth and sophistication.

The home boasts two beautifully renovated kitchens, one on each level, designed to meet the needs of a busy household or for entertaining with ease. The upstairs kitchen is timelessly styled with shaker joinery, stone bench tops, and a gas cooktop, complemented by original lead light windows. An east-facing bay window fills the space with morning light and opens onto a tranquil veranda with stunning mountain views—a perfect spot for relaxed mornings.

Comfort and functionality are woven throughout the home. The top floor features ducted heating, while two reverse cycle units, one on each level, provide adaptable climate control year-round. Storage is thoughtfully integrated, with a walk-in pantry off the downstairs kitchen, ample custom joinery in the master bedroom, and built-in wardrobes in three of the upstairs bedrooms, along with a spacious walk-in robe downstairs.

The fully tiled bathrooms on each level are designed for luxury, with wet areas throughout and underfloor heating in the upstairs bathroom for an added touch of elegance. Multiple outdoor living spaces create a seamless flow from indoor to outdoor, with a vibrant front garden and a private rear deck featuring a retractable awning for all-season enjoyment.

This property also includes a double garage with convenient off-street parking, enhancing the home's appeal as a versatile and well-appointed residence. Balancing heritage charm with modern amenities, 9 Cardigan Street stands as a superb example of timeless design in one of Launceston's finest locations.