

# 9 Rocklynn Place, West Launceston, TAS, 7250



## House For Sale

Friday, 15 November 2024

9 Rocklynn Place, West Launceston, TAS, 7250

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



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## Early 1900s Character Home with Stunning City Views

This elegant weatherboard home, built in the early 1900s, stands proudly in the sought after suburb of West Launceston, showcasing charm and character of a bygone era while offering the conveniences of modern living. From the moment you arrive, the home's street presence draws you in with its classic façade and timeless appeal. The wide verandah at the entrance invites you to sit and relax, offering the perfect spot to enjoy your morning coffee while taking in the panoramic views of the city below.

Inside, this character filled home boasts three large bedrooms, with the flexibility to convert one into an additional living space if desired. Two of the bedrooms feature breathtaking views over the city, adding a sense of tranquility and space. Each bedroom retains its original fireplace mantels, enhancing its history and warmth. One of the bathrooms allows dual entry, with access from one of the bedrooms, a unique and convenient feature. While both bathrooms remain a blank canvas, ready for you to add your personal touch and style.

As you enter upon the living area, you will be greeted with wood fire which creates a cosy ambiance on cooler evenings. The living space seamlessly connects to the kitchen, designed with functionality and flow in mind and extends further to the laundry. The thoughtful layout ensures easy movement through the home and a practical connection to the outdoor spaces.

Freshly painted both inside and out, the home has been carefully updated while retaining its original timber features, ensuring the character of the early 1900s remains intact.

The blank canvas yard offers plenty of greenery and endless potential to create your dream outdoor oasis, whether you envision a garden retreat or a space for entertaining friends and family.

Location is everything, and this property excels in that department. Just a short five minute drive to Launceston's bustling CBD, the Launceston General Hospital, and the iconic Cataract Gorge, you'll enjoy the perfect blend of peaceful living with easy access to all the city's amenities.

This character filled home is a rare find, offering timeless charm, modern comfort, and limitless potential.