



103 Abbott St, East Launceston



### Exceptional position, exciting potential

Located in one of East Launceston's most appealing streets this two bedroom home (plus a front sunroom) has not been on the sales market since 1994 and is a rare find in this price bracket.

Built in 1920 the property has an enormous amount of potential but will need work to be returned to its former glory.

The floor plan is compact however the main rooms are a good size and there are some distinctive design features throughout, including built-in cabinetry in most rooms. The Tasmanian Oak floorboards have been restored beautifully and create a feeling of warmth, spaciousness and light.

The near original kitchen, bathroom and dining area take you back in time and with some vision these spaces could be transformed into something special. The bathroom includes the toilet and has a shower over bath, while there is a laundry nook in the kitchen.

The backyard is private with established trees and would allow for the house to be extended (subject to Launceston City Council approval). The single carport and two back garden sheds complete the picture.

The excellent location of this property is a major drawcard, within a short walk to East Launceston Primary School, wonderful cafes and the busy Newstead

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**Price** SOLD for \$285,000  
**Property Type** Residential  
**Property ID** 182  
**Land Area** 496 m2  
**Floor Area** 97 m2

#### Agent Details

Rae Smith - 0455 445 300

#### Office Details

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shopping precinct.

Don't miss out on this one.

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