



1A Bennett St, South Launceston



## 1950 GEM WITH POTENTIAL PLUS

Owned by the same family for over 70 years this quaint, weatherboard home is a rare find in the current market offering an excellent future\* opportunity. Buyers will be impressed by how well presented the property is, with some classic original features still on display here.

1A Bennett Street will need updating and would perfectly suit an enthusiastic first home buyer prepared to make some minor improvements, or someone wanting their first renovation project. A 'Pre-Sale Building Inspection Report' has already been completed for buyer convenience and there are no major defects to address. Launceston City Council have also indicated the block may be suitable for a well-designed back extension of the existing house or building a granny flat (STCA).

The floorplan here is simple and compact with two bedrooms, one bathroom and a good size lounge room that flows around to a sun lit kitchen and dining area. The kitchen is basic but functional and leads into the laundry and separate toilet. It feels like stepping back in time in the bathroom, with some vintage timber cabinetry still in excellent condition. Out the back glass sliding doors there is a neat undercover patio area, perfect to enjoy a morning cuppa while overlooking the lovely established trees and lawn. The weatherboard garden shed needs an interior lift but could be simply transformed into an art studio or

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**Price** SOLD for \$405,000  
**Property Type** Residential  
**Property ID** 377  
**Land Area** 650 m<sup>2</sup>  
**Floor Area** 96 m<sup>2</sup>

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
7250 Australia  
0408 139 862



workshop. A single carport and plenty of extra driveway parking complete the picture here.

This is a property not to be missed, centrally located only minutes from the Kings Meadows shopping precinct or the CBD in the opposite direction. Call Rae today on 0455 445 300 to find out more.

\*Buyers are advised that 1A Bennett Street is a deceased estate and therefore it could take up to six months (maximum) from the contract being signed for a settlement date to be determined. This property will not suit buyers who are requiring a settlement (move in) date in the immediate future.

Annual Launceston City Council Rates approx \$940.00

Annual Taswater Rates approx \$871 + usage

Rental Appraisal - \$370 - \$390 per week

Flanagan Residential provides this information from third parties as a convenience to you and recommends prospective purchasers carry out their own enquiries and seek legal advice with respect to the property information provided.

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