

Sold

4 Scott St, East Launceston



## PRESTIGE ON ST GEORGES SQUARE

This immaculate 1940 cottage is a truly unique find, offering an impeccable renovation on the edge of St Georges Square. Every aspect of this beautiful home has been updated, with quality workmanship and superb attention to detail. There are premium fittings and fixtures throughout and although the floorplan is compact, the design is flawless.

A smart entry foyer leads into both the spacious kitchen and lounge with adjoining sunroom. In the kitchen, buyers will be impressed by the quality Westinghouse appliances and the abundance of storage space, with room to entertain a large group of friends.

There are two double bedrooms (one with WIR) and an impressive tiled bathroom that includes the toilet. A lovely side courtyard provides a wonderful outdoor living area off the kitchen, perfect for relaxing with a book or family and friends.

Comfort is key in this home with reverse cycle ducted heating and cooling, along with high quality floor coverings and window furnishings in every room. There is a touch keypad for easy secure entry and an automatic gate for access to the parking area. This home has been rewired and replumbed and there is nothing more to do than move in and enjoy.

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<b>Price</b>	SOLD for \$800,000
<b>Property Type</b>	Residential
<b>Property ID</b>	406
<b>Land Area</b>	199 m2
<b>Floor Area</b>	95 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
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Leave your car at home and walk down into the CBD in 10 minutes or enjoy a coffee at one of the wonderful local cafes on the Square. This home offers the ultimate in convenient, low maintenance living and is one not to be missed.

This is a Strata Title conjoined with 6 Scott Street, however there are currently no annual fees or shared common areas.

Annual Launceston City Council Rates – Approx \$1,665.00

Annual Taswater Rates – Approx \$988.00 + Usage

Rental Appraisal - Approx \$650 per week

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